



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

DATE: June 13, 2008

TO: Planning Commission

SUBJECT: CHANNEL ROAD MAJOR SUBDIVISION (8 CONDOMINIUM UNITS);
ZONE RECLASSIFICATION (R07-008), TENTATIVE MAP (TM
5463RPL¹), SITE PLAN (S05-068); LAKESIDE COMMUNITY PLANNING
AREA (District: 2)

SUMMARY:

Overview

The project proposes a Zone Reclassification (Rezone), Tentative Map and Site Plan to develop a 0.30 acre lot with a three story, eight unit condominium complex in the Lakeside Community Planning Area within the unincorporated portion of San Diego County. The 10,154 square foot condominium complex includes: (1) a lower level parking area that contains a total of 19 parking spaces; (2) a second story that contains four units, consisting of 3 two-bedroom units and 1 three-bedroom unit; a third story that contains 4 units, consisting of 3 two-bedroom units and 1 three-bedroom unit; (4) 1,632 square feet of group useable open space, located at the southern end of the property; (5) 400 square feet of private useable open space designed as private balconies; and (6) a 400 square foot children's play area. The project site contains an existing mobile home and storage shed that will be removed.

The proposed Rezone would reclassify the existing Height Designation of "G", which allows a maximum height of 35 feet and two stories, to an "H" Height Designation, which allows a maximum height of 35 feet and three stories. The Site Plan application is for the purpose of satisfying the "B" Special Area Regulation of the Zoning Ordinance, which requires compliance with the Lakeside Design Review Guidelines. The project site would be accessed via a 24 foot wide private driveway from Channel Road. The project will improve the private driveway off-site, south of the project site to an improved width of 17 feet. Water service is available from the Lakeside Water District and sewer service is available from the Lakeside Sanitation Maintenance District. Fire protection services are provided by the Lakeside Fire Protection District. The project site is subject to the (9) Residential Land Use Designation of the Lakeside Community Plan. The project site is subject to the RU29, Urban Residential Use Regulations, which allow for a maximum density of 29 units per net acre.

Recommendation(s)

DEPARTMENT OF PLANNING AND LAND USE:

That the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration dated February 14, 2008 on file with the Department of Planning and Land Use as Environmental Review No. 05-14-

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(District: 2)

041 (Attachment D).

2. Adopt the Resolution (Attachment B) to approve the proposed Tentative Map (TM 5463RPL¹) to subdivide a 0.30-acre property into 8 condominium units. The Resolution includes the appropriate findings and those requirements and conditions necessary to ensure project implementation in a manner consistent with State Law and the County of San Diego Subdivision Ordinance. The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution, which shall not occur until Zoning Reclassification R07-008 has also become effective.
3. Grant Site Plan S05-068 which make the appropriate findings and include those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State Law and the County of San Diego Zoning Ordinance. The approval of this Site Plan shall become effective 30 days after the approval of this Site Plan, which shall not occur until Zoning Reclassification R07-008 has also become effective. (Attachment B).
4. That the Planning Commission recommends to the Board of Supervisors to Adopt the attached Form of Ordinance, R07-008 (Attachment C):

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF
CERTAIN PROPERTY IN THE LAKESIDE COMMUNITY PLANNING
AREA, REF: R07-008.

Fiscal Impact

N/A

Business Impact Statement

N/A

Advisory Board Statement

N/A

Involved Parties

Jacob's Properties, Inc.

See Ownership Disclosure in Attachment E

BACKGROUND:

The project site is located in the Lakeside Community Planning Area off Channel Road, south of Highway 67. The site contains an existing 1,152 square foot mobilehome that was installed in 1996. Topography on site is flat with vegetation that consists of field turf and ornamental landscaping. West of the project site are single family residential use types and a multi-family

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development. The Lakeside Community Presbyterian Church is located south of the project site. The project site is zoned RU29, Urban Residential Use Regulations. The project site is subject to an "L" Building Type, which allows three or more dwelling units on a single lot or building site. The density for the project site allows 29 units per net acre. The existing height designation of "G" allows for a maximum height of 35 feet and 2 stories. The project proposes a rezone (R07-008) to change the height designation to an "H", which allows the same maximum height of 35 feet, but allows three stories.

All eight units will be accessed via two stairways. One stairway will be located on the north side of the complex, while the other will be at the south side. The Lakeside Design Review Guidelines require useable open space for multi-family developments. All multi-family residential projects are required to provide 100 square feet of group and private useable open space per dwelling unit along with a 400 square foot children's play area. For upper level units entirely above grade, group useable open space may be substituted for up to 50 square feet of the required private useable open space. All proposed units are entirely above grade and therefore have provided 50 square feet of private useable open space per dwelling unit in place of the 100 square feet required. Each unit will provide 50 square feet of private useable open space designed as private balconies for a total of 400 square feet of private useable open space. The balconies will consist of 42 inch high walls fully enclosed with tempered glass and Milgard vinyl sliding windows. The enclosures will ensure that the noise levels within the private usable open space do not exceed 60 dBA. The remaining and required 400 square feet of private useable open space will be substituted for 400 square feet of additional group useable open space. The additional group useable open space will be combined with the required 800 square feet of group useable open space on the ground level at the southern end of the project site. An additional 432 square feet of group useable open space will also be provided for a total of 1,632 square feet of group useable open space. An eight foot high solid noise barrier will be constructed at the southeastern corner of the property, adjacent to the children's play area. The eight foot high noise barrier will mitigate the ground floor exterior noise levels for both the children's play area and group useable open space.

The project will provide a complete and detailed landscape plan that includes king palms planted within both side yards, along the northern and southern property boundaries and within the front yard to screen the proposed 8 foot high noise barrier and proposed parking stall. Other proposed shrubs within the front yard are Chinese Hibiscus, Indian Hawthorn and New Zealand Tea. Groundcover consists of marathon sod, gazania, star jasmine and planter beds will be filled with bark mulch. The project will also plant shade trees within the front yard and spreading shrubs along the exterior boundaries of the property and within the proposed open space areas.

PROJECT ISSUES:

No project issues have been identified. For a complete discussion of the project, see the Land Use Analysis, Attachment G.

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WAIVERS AND EXCEPTIONS:

These recommendations are pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public Road and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

1. Standard Condition(s) for Tentative Maps:
 - (a) Standard Condition 12: Said condition pertains to the dedication and improvement of riding and hiking trails. No trails are required for the project.
 - (b) Standard Condition 23.3: Said condition pertains to the California Department of Forestry and Fire Protection. The project site is within the San Miguel Consolidated Fire Protection District.
 - (c) Standard Condition 24: Said condition pertains to projects outside the boundaries of a fire protection district. The project site is within the San Miguel Consolidated Fire Protection District.
 - (d) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.
1. Standard Condition(s) for Tentative Maps:
 - (e) County Subdivision Ordinance and County Public Road Standards requirements:
 - (1) Section 81.403(a) (1): Said section requires improve all land dedicated or to be dedicated for roads or easements laid out on a parcel map. This waiver will delete the installation of road improvements to the ultimate right-of-way with PCC curb, gutter, and sidewalk along the project frontage. Requiring them to be placed would be considered a spot improvement in an area that does not have full public road improvements.

However, this waiver does not preclude existing overhead utilities to be placed underground. This subdivision must comply with the requirements to underground utilities set forth in Section 81.403(a) (7).

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(District: 2)

ENVIRONMENTAL STATUS:

A Mitigated Negative Declaration was prepared for this project and was circulated for a 30-day public review period from February 14, 2008 to March 14, 2008. No comments were received during the public review period. See Attachment D for the environmental documentation.

PREVIOUS ACTIONS:

N/A

ACTIVITIES UNDERTAKEN WITHOUT APPROPRIATE PERMITS:

N/A

PUBLIC INPUT:

On November 16, 2007, the Lakeside Community Planning Group voted Ayes - 10 Noes - 1 Abstained - 3 to recommend approve the Rezone, R07-008. On December 9, 2005, the Lakeside Community Planning Group voted Ayes - 13 Noes - 0 Abstained - 2 to approve the Tentative Map with a review of the sight distance and improvements to private driveway south of the project site. On May 9, 2007, the Lakeside Design Review Board voted Ayes - 5 Noes - 0 Abstained - 0 to approve the Site Plan, S05-068. See Attachment E for the Planning Group Minutes and Action Sheets.

DEPARTMENT REASONS FOR RECOMMENDATION:

1. The project, as proposed, is consistent with the (9) Residential, Land Use Designation (which currently allows 43 dwelling units per acre) of the General Plan because it proposes an eight unit condominium complex at a density of 29 units per acre.
2. The project, as proposed, is consistent with the Lakeside Community Plan because it proposes multiple family dwelling units at similar densities to adjacent land uses and has been designed in conformance with the Lakeside Design Guidelines.

The project, as proposed, is consistent with the RU29, Urban Residential Use Regulations (29 dwelling units per acre) because it proposes an eight unit condominium complex at a density of 29 units per acre. The current Height Designation is "G", which allows a maximum height of 35-feet and two stories. Therefore, a Rezone is proposed to change the height designation to a "H" Designation, which allows a maximum height of 35-feet and three stories. The proposed Rezone is consistent with the General Plan Land Use Element because it would permit an additional story that would allow the site to be developed at the maximum density permitted by the applicable land use designation for higher residential densities, while staying within the overall height limitation of 35-feet.

3. The Tentative Map as proposed complies with all the required findings of the Subdivision Map Act and County Subdivision Ordinance as described and incorporated in the attached Resolution, Attachment B.

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(District: 2)

4. The project complies with the California Environmental Quality Act and State and County CEQA Guidelines because the project has completed a Mitigated Negative Declaration dated February 14, 2008 and on file with the Department of Planning and Land Use as Environmental Review No. 05-14-041.

cc: Jacob's Properties, Inc., Attn: Jack Wasson, 5480 Baltimore Lane, Suite 204, La Mesa, CA 91942
Terra Surveying Consultants, 1179 Horsemill Road, El Cajon, CA 92021
Urban Crossroads, 5411 Avenida Encinas, Suite 100, Carlsbad, CA 92008
Halsey Daray Design Group, 30255 Aubon Climat CT, Bonsall, CA 92003
Design Associates, 1646 Pioneer Way, El Cajon, CA 92020
Cvaldo Corporation, 4901 Morena Boulevard, Suite 1110, San Diego, CA 92117
Lakeside Community Planning Group
Lakeside Design Review Board
Ed Sinsay, DPW Project Manager, Department of Public Works, M.S. O336
Rich Grunow, Planning Manager, Department of Planning and Land Use, M.S. O650
Lisa Robles, Case Closure, Department of Planning and Land Use, M.S. O650
Carl Hebert, Case Tracking System, Department of Planning and Land Use, M.S. O650

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Resolution and Form of Decision Approving TM5463RPL¹, S05-068
Attachment C – Zoning Reclassification Ordinance
Attachment D – Environmental Documentation
Attachment E – Public Documentation
Attachment F – Ownership Disclosure
Attachment G – Land Use Analysis

CONTACT PERSON:

Mark Slovick

Name

(858) 495-5172

Phone

(858) 694-3373

Fax

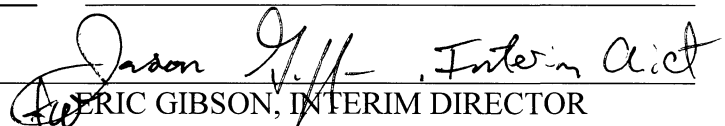
O650

Mail Station

Mark.Slovick@sdcounty.ca.gov.

E-mail

AUTHORIZED REPRESENTATIVE:

 ERIC GIBSON, INTERIM DIRECTOR

Attachment A

Planning Documentation

ADDITIONAL INFORMATION CASE SHEET

APPLICATION

Meeting Date: 6-13-08

Type: Tentative Map Replacement, Zoning Reclassification and concurrent Site Plan	Case No. TM 5463RPL ¹ , R07-008, S05-068
Owner/Applicant: Jacob's Properties, Inc.	ENVIRONMENTAL STATUS: Mitigated Negative Declaration
Agent: N/A	
Project Manager: Slovick	Analyst: Slovick
Account No. 05-0053807	Log No. 05-14-041

SITE/PROJECT DESCRIPTION

Community: Lakeside	Location: Channel Road and Lakeshore Drive (APN: 394-101-08-00)	Thomas Bros.: 1232/A3	
Project: Tentative Map, Rezone and Site Plan to develop a 0.30 acre site with a 3 story, 10,154 square foot, 8 unit condominium complex. The project site will receive water service from the Lakeside Water District and sewer service from the Lakeside Sanitation District. The project site will be accessed by a 24-foot wide private driveway off Channel Road.			
Site: The proposed condominiums will be located outside of the required setback areas near the middle of the site.			
SURROUNDING LAND USES & ZONING: <u>North:</u> Highway 67 and S88, Specific Plan Use Regulations (Riverway Specific Plan) Highway 67 and Industrial/Commerical Use Regulations within the Upper San Diego River Improvement Project	<u>South:</u> RU29, Urban Residential and C36, General Commerical Use Regulations Lakeside Community Presbyterian Church, Lakeside Gardens Multi-Family Residential Development and Commercial Center	<u>East:</u> RU29, Urban Residential and C36 General Commerical Use Regulations Single Family Residential Uses on smaller lot sizes of approximately 6,000 square feet and smaller commerical use types	<u>West:</u> RU29, Urban Residential and C36, General Commerical Use Regulations Lakeside Gardens Multi-Family Residential Development and Commercial Use Regulations

PROJECT STATISTICS

Total Area: 0.30 acres	Proposed Density: 29 units
Lot Size: 6,000 square feet	Number of Lots/Units: 8 condominium units
DISTRICT	NEAREST FACILITY SERVICE LETTER AVAILABILITY
Sanitation: Lakeside Sanitation District	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Water: Lakeside Water District	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Fire: Lakeside Fire Protection District	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Elementary School: Lakeside Union General Elementary	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
High School: Grossmont Union High School District	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other: N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>
Sphere of Influence: N/A	

GENERAL PLAN**ZONING**

Community/Subregion: Lakeside
Designation/Density: (9) Residential

Regional Category: Current Urban Development
Area (CUDA)

Project/Plan Conformance: Yes ☒ No ☐

Existing: RU29

Proposed: No change in Use Regulation. Project
proposes to change height designation from "G"
to "H."

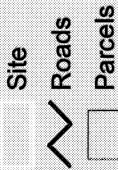
Minimum Lot Size: 6,000 square feet

Maximum Density: 29 du/acre

Project/Zone Consistency: Yes ☒ No ☐

APN: 3941010800
Channel Road
(8 unit condominium)
Aerial Photo

Lakeside
 Community Planning Area



Date: 28 Apr 2008
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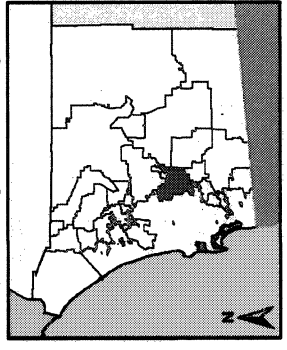


0 100 200
 Feet

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
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Channel Road
(8 unit condominium)
Tentative Map

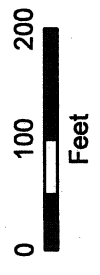
Lakeside
 Community Planning Area



1:3,500,000

Legend

-  Site
-  Roads
-  Parcels



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Date: 28 Apr 2008
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APN: 3941010800
Channel Road
(8 unit condominium)
Proposed Zone Map

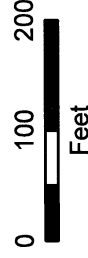
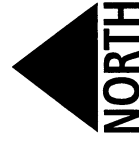
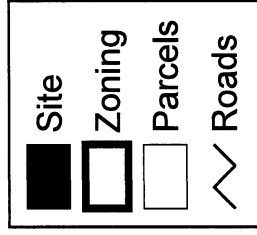
Lakeside
 Community Planning Area

(C36) GENERAL COMMERCIAL

(RU29) RESIDENTIAL - URBAN

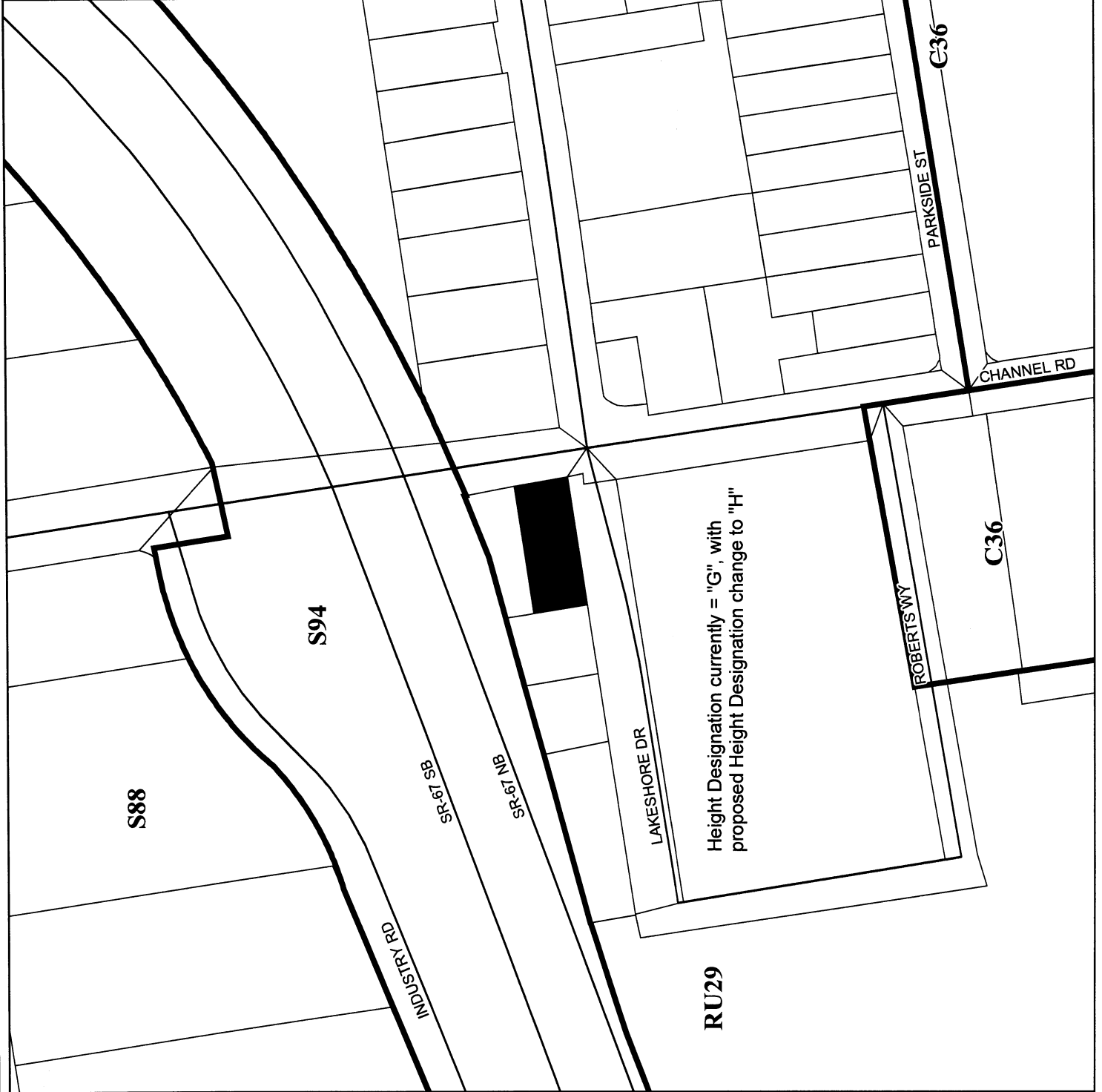
(S88) SPECIFIC PLAN

(S94) TRANSPORTATION &
 UTILITY CORRIDOR



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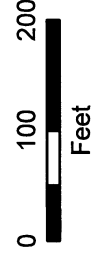
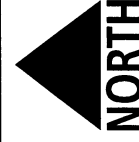
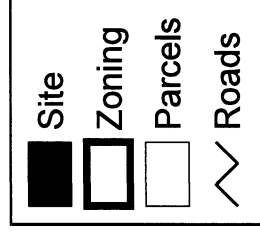
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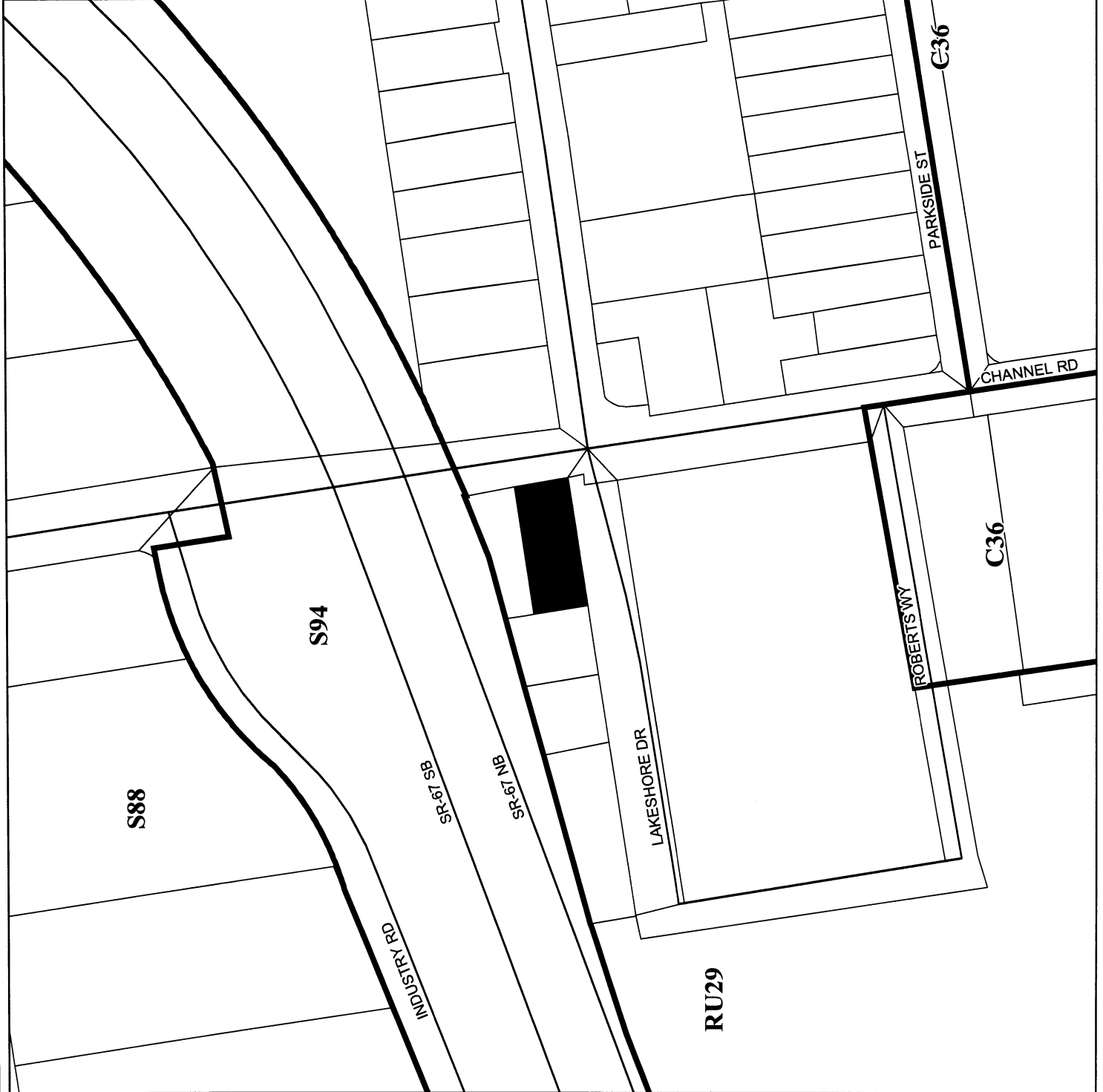
APN: 3941010800
Channel Road
(8 unit condominium)
Existing Zone Map

Lakeside
 Community Planning Area

(C36) GENERAL COMMERCIAL
 (RU29) RESIDENTIAL - URBAN
 (S88) SPECIFIC PLAN
 (S94) TRANSPORTATION &
 UTILITY CORRIDOR



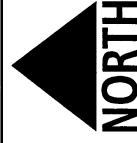
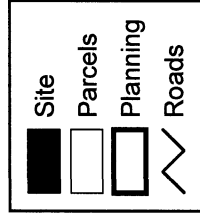
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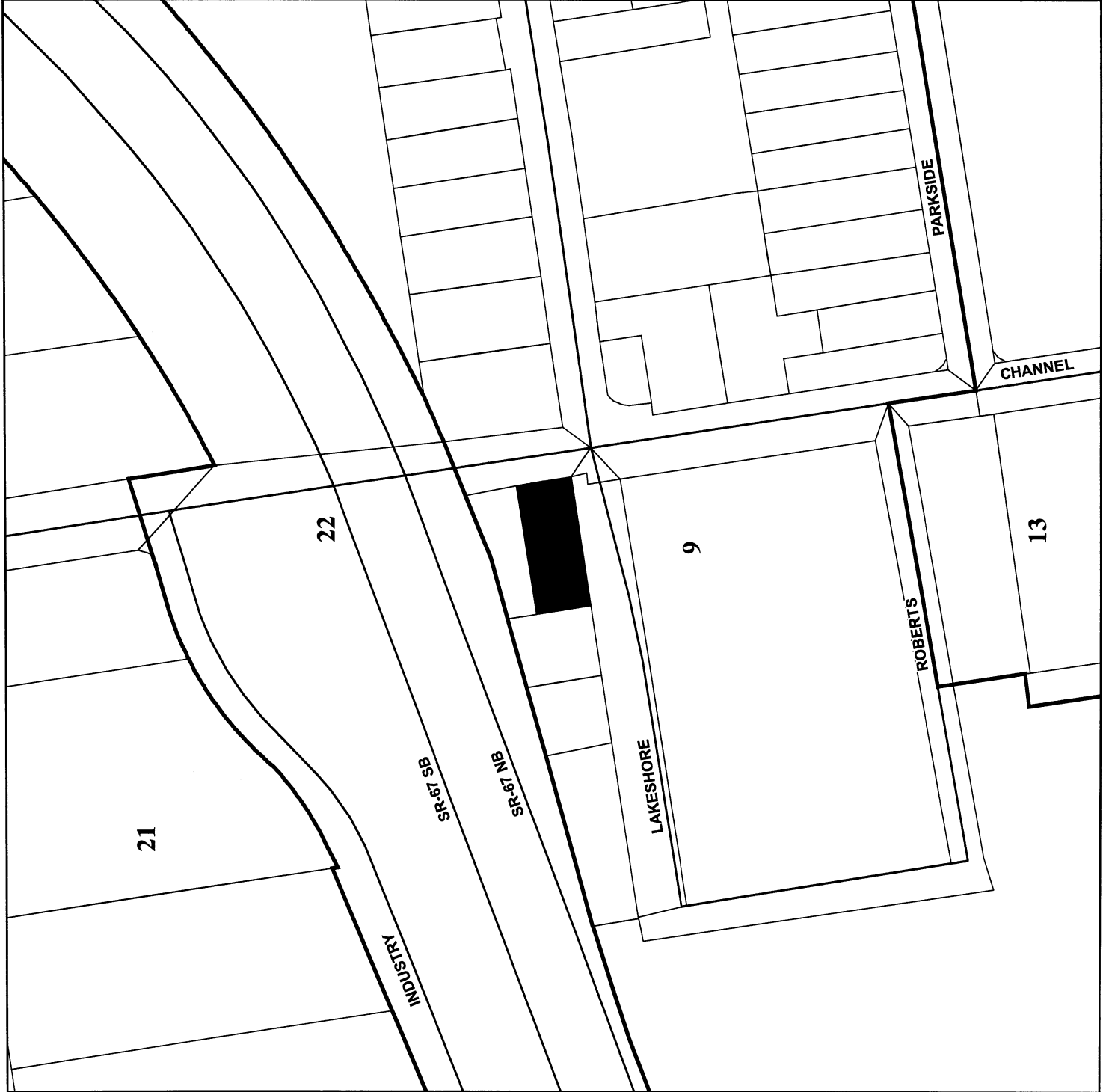
APN: 3941010800
Channel Road
(8 unit condominium)
Planning Map

Lakeside
 Community Planning Area

- (9) Residential
 43 DU/ACRE
- (13) General Commercial
 Specific Plan Area
- (21) Public/Semi-Public Lands
- (22)



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OWNER WILL REQUEST THE BOARD OF SUPERVISORS PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF THE IMPROVEMENTS FOR WIDENING OF CHANNEL ROAD. IMPROVEMENTS ARE AS FOLLOWS, HOWEVER, THEY ARE NOT LIMITED TO: CURB & GUTTER, P.C.C. SIDEWALK, A.C. PAVEMENT & BASE, STREET LIGHTS, AND STORM DRAINAGE FACILITIES.

DWELLING UNIT & PARKING DATA

Figure 1 is a plan view diagram of a bridge deck cross-section. It illustrates the dimensions and layout of the existing and proposed bridge structures. The diagram shows a cross-section with various layers and dimensions. The top section is labeled 'EXISTING AC' and 'EXISTING CURB'. Below it is the 'PROPOSED' section, which includes 'PROPOSED A.C. PAVEMENT', 'PROPOSED CURB', and 'PROPOSED A.C. PAVEMENT'. Dimensions are given in feet: 60' total width, 30' from centerline to existing curb, 72' from centerline to proposed curb, 30' from centerline to existing AC, 44' from centerline to proposed AC, 12' from centerline to proposed curb, 4.5' from centerline to proposed AC, 15' from centerline to proposed curb, 18' from centerline to proposed AC, 25' from centerline to proposed curb, 25' from centerline to proposed AC, and 25' from centerline to proposed curb. The diagram also shows 'VARES' and 'PROJECT PROPOSED' labels.

NOT TO SCALE

- SOURCE OF TOPO:
AERIAL TOPO PROVIDED BY DMI,
DATE OF FLIGHT AUGUST 2005.

DESCRIPTION: A CHISELED SQUARE IN WEST END S.W.
IN FRONT OF WOOD FRAME STORE.

LOCATION: 75' SOUTH C.L. WOODSIDE AVENUE, 0.38 MI
WEST OF LAKESIDE POST OFFICE.

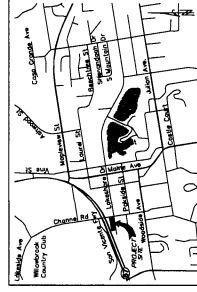
TERRA **TERRA SURVEYING CONSULTANTS**
1175 HORSFIELD ROAD #2001
DOWNSVIEW, ONTARIO M3H 2T4
PHONE/FAX (919) 328-8614
(2005 - 22)

1. TAX ASSESSORS NUMBER (APN):	394-101-08
TAX RATE AREA:	92196
2. THIS IS A MAP OF A CHRONOMILE PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES. THE MAXIMUM NUMBER OF DWELLING UNITS IS 8.	
3. GENERAL PLAN REGIONAL CATEGORY:	CUDA
4. COMMUNITY PLAN AREA:	LANDSIDE
5. LAND USE DESIGNATION:	(6) RESIDENTIAL
6. ASSOCIATED PERMITS:	SITE PLAN (SIP 25-068)
7. GRADING IS PROPOSED	
8. PARK DEDICATION: IN LCU FEES TO BE PAID.	
9. REQUESTED VARIANCE:	N/A
10. EXISTING STREET LIGHTING PER TO. OF SAN DIEGO STANDARDS.	
11. THE PARCEL IS NOT SUBJECT TO THE	

12. THE UNDERSTANDING OF THE EXISTING OVERHEAD FACILITIES
DOCUMENT NO. _____
13. THERE WILL BE INDIVIDUAL GAS AND/OR ELECTRIC METERING
PROVIDED FOR EACH UNIT AS SPECIFIED BY SECTION 811.03.
THE COUNTY OF SAN DIEGO SPECIFIES GRADING.
14. THE CONTRACTOR SHALL PROVIDE A WHEEL STOP TO PREVENT
DAMAGE TO THE BUILDING WALLS AND LANDSCAPING FROM A
VEHICULAR BUMPER OVER HANG.
15. THIS PLAN IS PROVIDED TO ALLOW FOR TALL AND ADEQUATE
CLEARANCE FOR THE PROPOSED TRUCKS AND TRAILERS.
THE PROPERTY OWNER KNOWS AND ACCEPTS THAT THE
PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE TRUCKS
PERFORM ANY GRADING WORK NECESSARY TO AVOID
DAMAGE TO THE BUILDING WALLS AND LANDSCAPING FROM A
VEHICULAR BUMPER OVER HANG.
16. THERE ARE THREE EXISTING ON-SITE EXAMINATIONS THAT ARE
NON-ADJUSTABLE. THEY ARE WITH SAN DIEGO FLOOD COMPANY,
SAN DIEGO GAS & ELECTRIC COMPANY.

LOCATION AND STATUS OF EXISTING LEGAL ACCESS
TO SUBJECT PROPERTY FROM A PUBLICALLY
MAINTAINED ROAD: CHANNEL ROAD

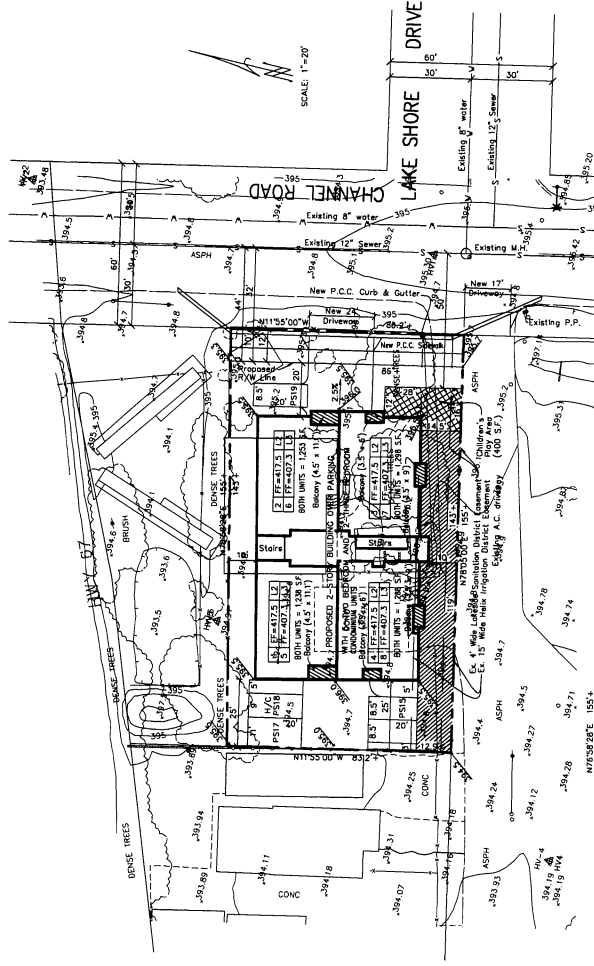
MAINTAINED ROAD: CHANNEL ROAD
WATER DISTRICT: PARDUE DAM
MUNI WATER IMP DIST C/LAKEOSD WATER DISTRICT LAND
SEWER DISTRICT: LAKEOSD SANITATION MAINTENANCE DISTRICT L&I
FIRE DISTRICT: LAKEOSD FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: GROSSMONT UNION HIGH SCHOOL DISTRICT
LAKEOSD UNION GEN ELEMENTARY SCHOOL DISTRICT



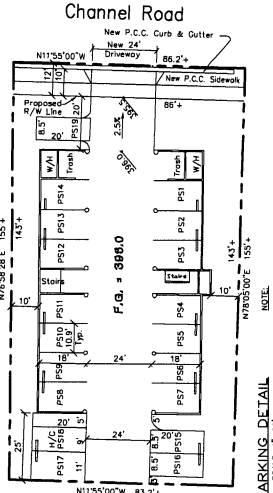
VICINITY MAP
NO SCALE

**REPLACEMENT TENTATIVE MAP FOR
COUNTY OF SAN DIEGO TRACT NO. 5463
10004 CHANNEL ROAD**

OCTOBER 3, 2005
REVISED DECEMBER 18, 2006
REVISED APRIL 11, 2007
REVISED JANUARY 7, 2008
REVISED JANUARY 22, 2008



ZONE		RUR29
USE REGULATIONS	ANIMAL REGULATIONS	0
DEVELOPMENTS		29
DENSITY		DESIGN NO. 12.5 C
LOT SIZE (REQUIRED PER ONE 6,000 S.F.)		1
BUILDING TYPE		
MAXIMUM FLOOR AREA		
FLOOR AREA RATIO		C
HEIGHT		G
LOT COVERAGE		-
SETBACK		K
OPEN SPACE		A
SPECIAL AREA REQS.		B



PORTION OF LOT 54 OF EL CAJON VALLEY COMPANY'S LANDS, IN COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 289, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1886 AND THAT PORTION OF SYCAMORE STREET AS CLOSED TO PUBLIC USE, NOVEMBER 6, 1902, BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO.

JACK WASSON
5480 BALTIMORE LANE
SUITE 204
LA MESA, CA. 91942
(619) 464-9700. FAX (619) 464-9725

LAND SURVEYOR:
TERRA SURVEYING CONSULTANTS
1179 HORSEMILL ROAD
EL CAJON, CA 92021
PHONE/FAX (619) 328-9614



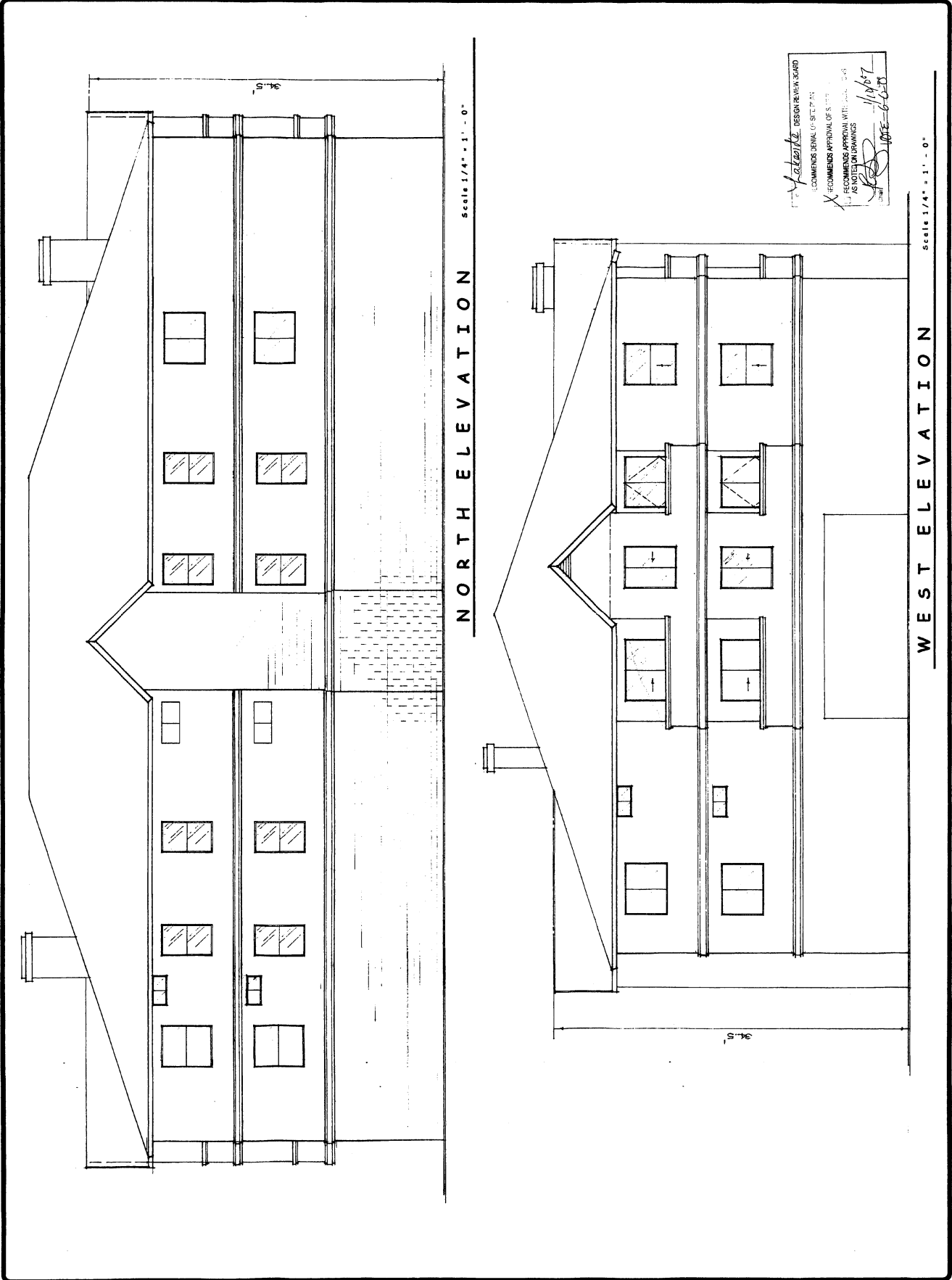
SIGNATURE OF PERSON WHO PREPARED THIS TENTATIVE MAP:
ALAN J. REAM LS 7619

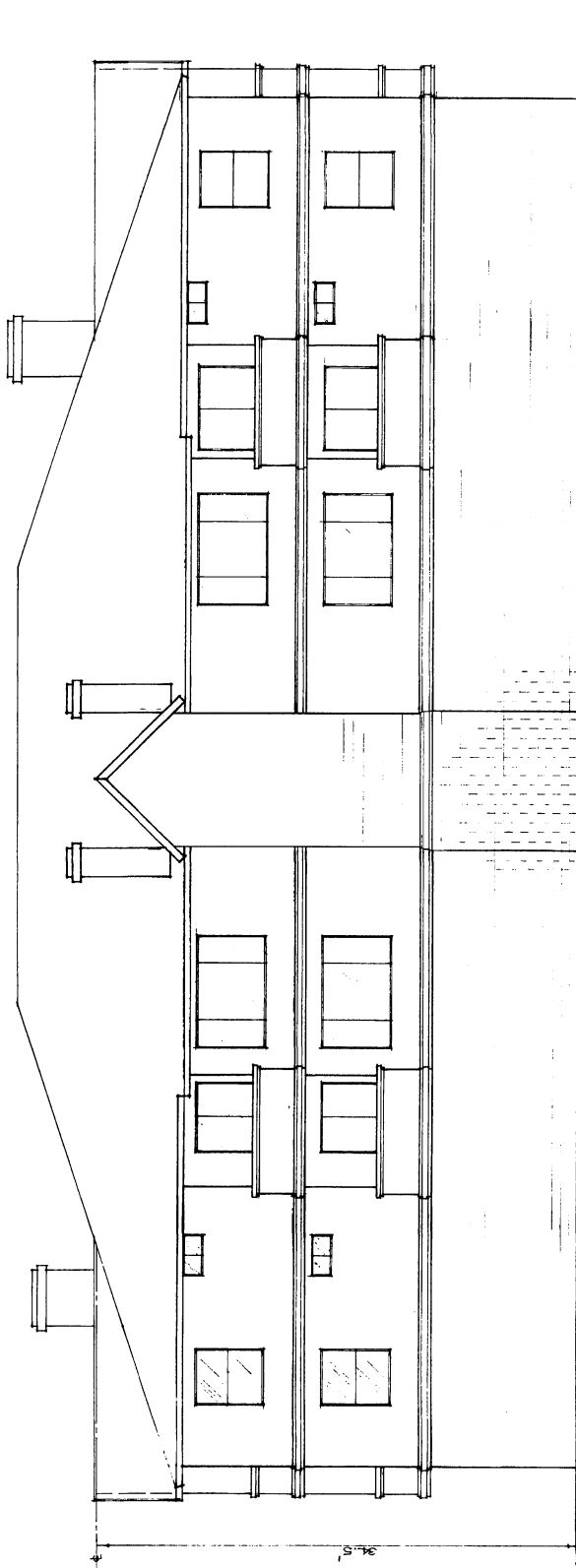
REVISION	DATE	BY

CHANNEL AVE. CONDOS
 by **design associates**
 Keith A. Shellman 1646 Pioneer Way El Cajon, Ca. 92020 619-440-3623
 E-Mail: kshellman@designassociates.com

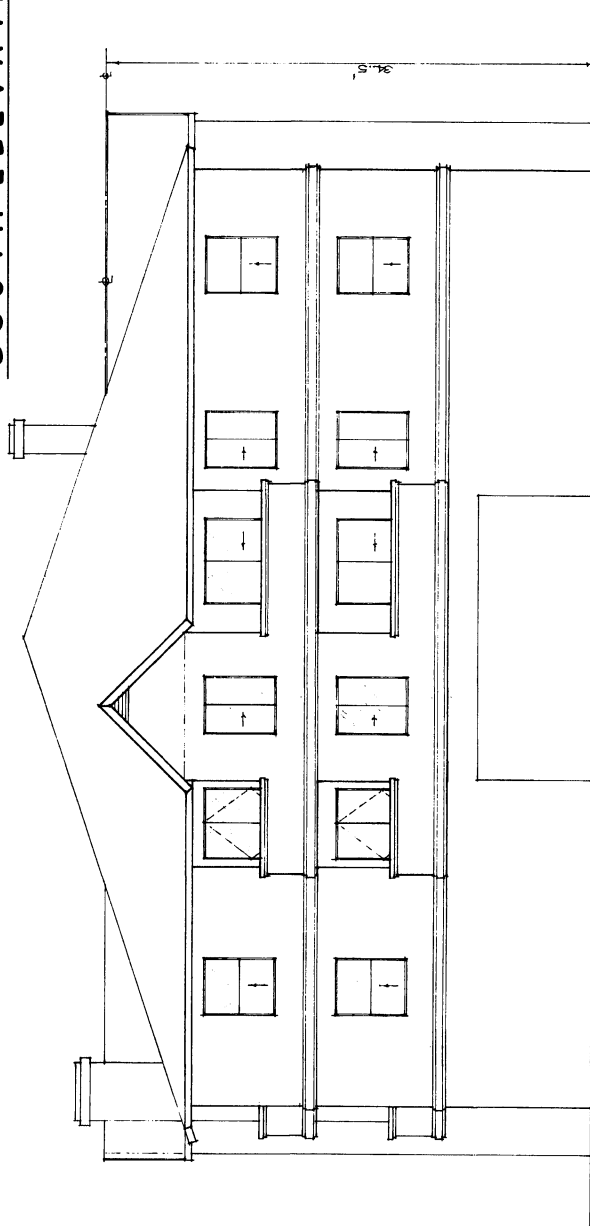
A4

DATE: 11/18/07
 SCALE: 1/4" = 1' - 0"
 SHEET NO.: 11/18/07
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

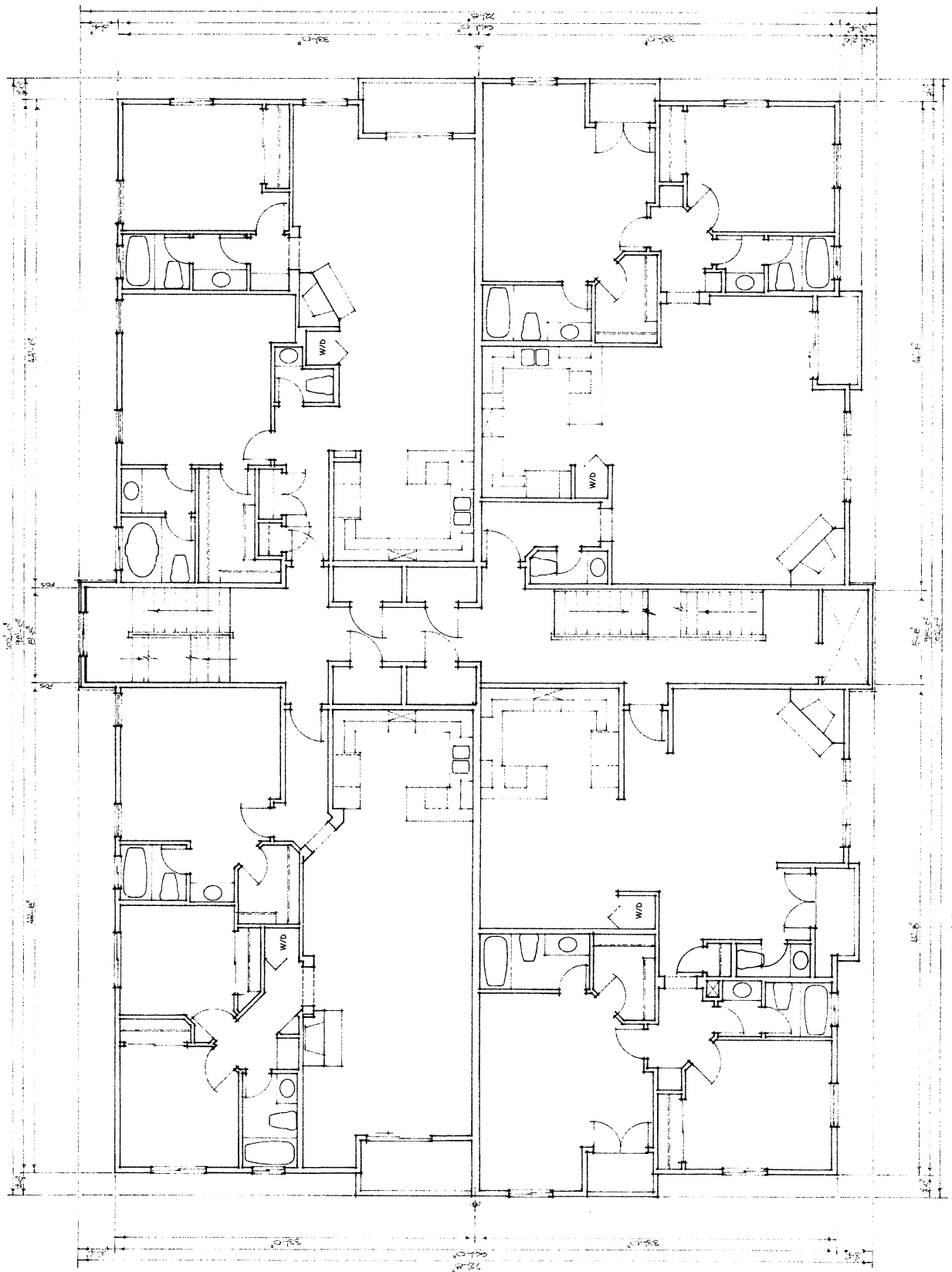




Scale 1/4" = 1' - 0"



Scale 1/4" = 1' - 0"



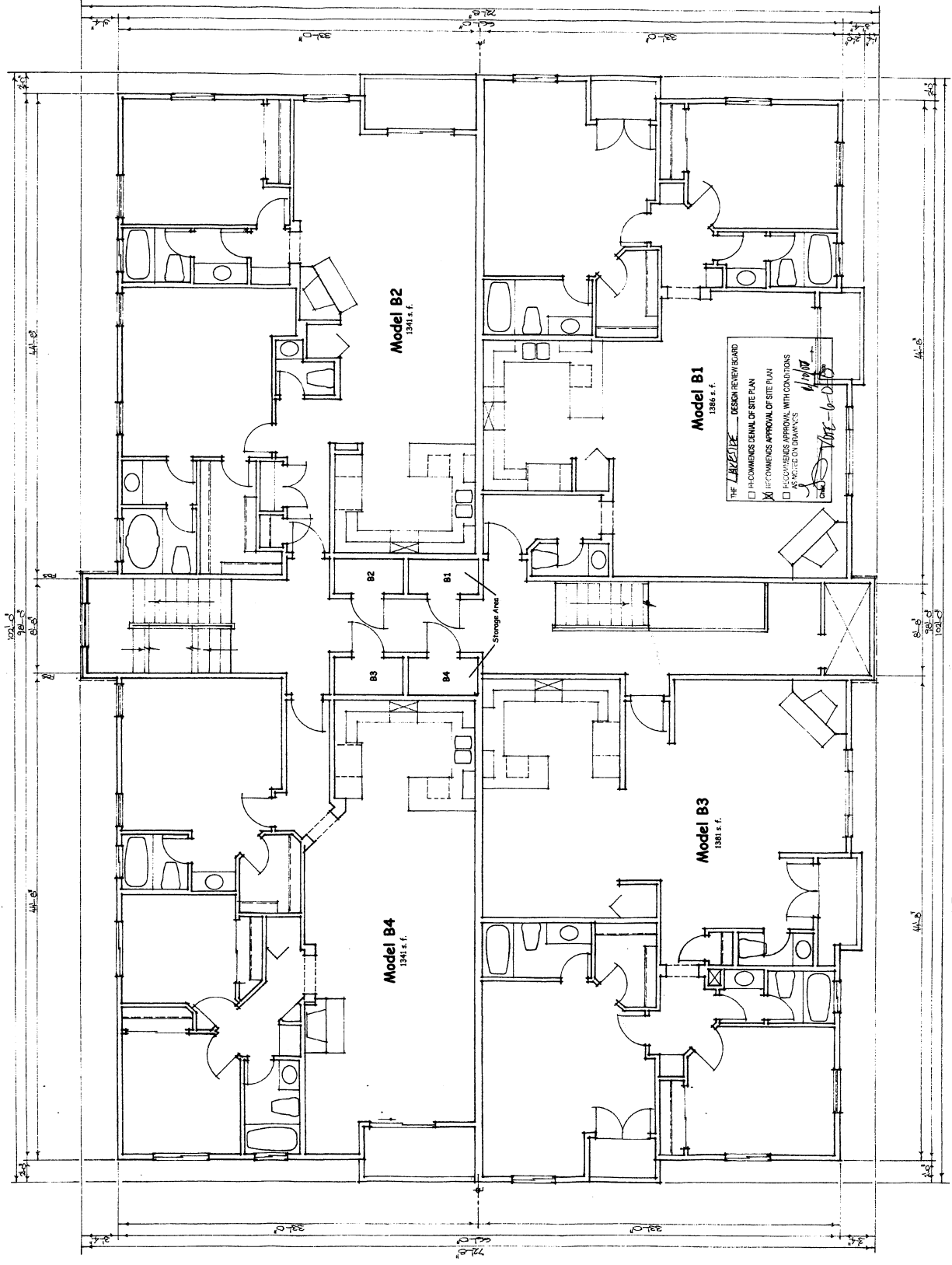
1ST LEVEL FLOOR PLAN SCALE $V_4^3 = 1/8"$

REVISIONS	BY

CHANNEL AVE. CONDO'S
 by design associates
 Keith A. Shellman 1646 Pioneer Way El Cajon, Ca. 92020 619-440-3623
 E-Mail: kashellman@designassociates.com

DATE	BY	DATE	BY

A2



2ND LEVEL FLOOR PLAN SCALE: 1/8" = 1'-0"

Attachment B
Resolution and Form of
Decision
Approving TM 5463RPL¹,
S05-068

June 13, 2008

RESOLUTION OF SAN DIEGO COUNTY)
APPROVING CONDITIONS FOR)
TENTATIVE MAP NO. 5463RPL¹)

WHEREAS, Tentative Map No. 5463RPL¹ proposing the division of property located on Channel Road, across from Lakeshore Drive in the community of Lakeside, an unincorporated area of San Diego County, and generally described as:

Portion of Log 54 of El Cajon Valley Company's Lands, in County of San Diego, State of California, according to map thereof no. 289, filed in the office of the County Recorder of San Diego County, December 30, 1886 and that portion of Sycamore Street as closed to Public Use November 6, 1902, by order of the Board of Supervisors of the County of San Diego.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on January 11, 2008; and

WHEREAS, on June 13, 2008, the Planning Commission of the County of San Diego pursuant to Section 81.307 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, THEREFORE, that the Planning Commission of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the (9) Residential Land Use Designation of the Lakeside Community Plan because it proposes a residential use type at a density of 29 dwelling units per acre, which is less than the maximum density of 43 dwelling units per acre permitted by the General Plan (9) Residential Land Use Designation and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;

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2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a residential use type with a minimum net lot size of 6,000 square feet in the RU29, Urban Residential Use Regulation;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Lakeside Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because the site is flat (less than 15 percent average slope), is adjacent to existing multifamily residential development, and the proposed development limits impacts to sensitive resources;
5. The site is physically suitable for the proposed density of development because all necessary public services and utilities are available to the site;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of a Mitigated Negative Declaration dated February 14, 2008;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the Lakeside Sanitation District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the

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public service needs of County residents and fiscal and environmental resources; and

11. It is hereby found that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration dated February 14, 2008, on file with DPLU as Environmental Review Number 05-14-041, prior to approving the project; and
12. It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance; and
13. It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

IT IS FURTHER RESOLVED, DETERMINED, AND ORDERED, that based on these findings, said Tentative Map is hereby approved subject to the following conditions:

- A. The approval of this Tentative Map expires 36 months from the date of this resolution, unless prior to that date an application for a Time Extension has been filed and is subsequently approved as provided by Section 81.308 of the County Subdivision Ordinance

The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution, which shall not occur until Zoning Reclassification R07-008 has also become effective. This approval expires 36 months from said effective date, unless prior to that date an application for a Time Extension has been filed and is subsequently approved as provided by Section 81.308 of the County Subdivision Ordinance.

PLEASE NOTE: Condition compliance, preparation of grading and improvement plans and final mapping may take a year or more to complete. Applicants are advised to begin this process at least one year prior to expiration of this Tentative Map.

PLEASE NOTE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

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- B. The "Standard Conditions for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only those exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized.
- C. The following conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to issuance of grading or other permits as specified):

PLANS AND SPECIFICATIONS

- 1. The subdivider shall submit plans and specifications for improvements of all public and private street rights-of-way, drainage easements, culverts, drainage structures and drainage channels to the Department of Public Works for approval. (Standard Condition 1)

(Street Improvements)

- 2. Standard Conditions (2) through (11) as stated below:
 - a. Street alignments and grades, including the change of any existing or proposed street alignment and grade, shall be as required by the Director of Public Works. (Standard Condition 2) [DPW - Development Review Section]
 - b. The exact depth of imported base material shall be based on soil tests which have been approved by the Director of Public Works. (Standard Condition 3) [DPW - Development Review Section]
 - c. Sight distance requirements at all street intersections shall conform to the intersectional sight distance criteria of the Public Road Standards of the Department of Public Works. (Standard Condition 4) [DPW - Development Review Section]
 - d. If the improvement plans show a need to excavate in any public road right-of-way, the developer shall place a cash deposit with the Director of Public Works to ensure that any damage to the existing roadway is repaired in a timely manner. (Standard Condition 5) [DPW - Development Review Section]
 - e. The subdivider shall construct, or agree to construct, the public improvements and private road improvements shown on the improvement

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plans as approved by the Director of Public Works. (Standard Condition 6) [DPW - Development Review Section]

- f. Streets shown on the Tentative Map are to be given street names approved by the Street Names Section of the Department of Planning and Land Use and the subdivider shall install all street name signs as part of the subdivision street improvements. If the subdivider desires site addresses for the lots created by the subdivision, the subdivider is to furnish a true scale Final Map to the Street Names Section. Said map is to show driveway locations for all lots and street names for all streets. (Standard Condition 7) [DPW - Development Review Section]
- g. All new and existing utility distribution facilities, including cable television lines, within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground in accordance with section 81.403(a)(6), of the Subdivision Ordinance. The subdivider is responsible for complying with the requirements of this condition, and shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installation of such facilities. The subdivider shall either provide the Director of Public Works with documentation from a licensed cable television operator stating cable television service is available, or with documentation that the Cable Television Review Commission has reported that no licensed cable television operator is willing and able to provide service to the subdivision. (Standard Condition 8) [DPW - Development Review Section]
- h. The installation (if required) of all gas, electric, sewer, and water lines and any other below surface utilities is to take place before the installation of any concrete curbs, gutters, sidewalks and the surfacing of the streets. (Standard Condition 9) [DPW - Development Review Section]
- i. The subdivider shall construct to the satisfaction of the Director of Public Works, a public street lighting system that complies with the following conditions: (Standard Condition 10) [DPW - Development Review Section]
 - a. All fixtures shall use a low pressure sodium vapor light source.
 - b. Deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to:
 - Energize, maintain and operate the street lighting system until tax revenues begin accruing from the subdivision for those purposes.

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- Pay the cost to process lighting district administration of this project. After recording of the Final Map, the subdivision shall be transferred without notice or hearing, to Zone A of the lighting district to operate and maintain the system.
- j. Condominium units or a planned development are to be created as a result of the subdivision and the following conditions shall apply: (Standard Condition 11) [DPW - Development Review Section]
 - a. Minimum unobstructed private road width (face to face of curb) shall be 24 feet.
 - b. Private road structural section shall be a minimum of two inches of asphalt concrete over four inches of approved base. Grades shall be a minimum of 1.0 percent and a maximum of 15 percent and designed to drain the surface water properly. Adequacy of the structural section and surface drainage shall be inspected and certified by the Director of Public Works.
 - c. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner. Hold harmless forms are available from the Department of Public Works.
 - d. The applicant shall deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private improvements.
- 3. Specific Conditions:
 - a. Prior to approval of the Final Map, improve or agree to improve and provide security for the project side of Channel Road (SC 1910) along the project frontage in accordance with Public Road Standards for a Collector Road, to a graded width of forty-two feet (42') from centerline. The existing pavement width shall remain and all distressed sections shall be replaced. Portland cement concrete driveway shall be constructed to Public Road standards Section 6.7 at the ultimate half width of Channel Road for the connection to public road with taper transition from driveway ramp (northerly) to match existing pavement on Channel Road and interim improvements from driveway ramp (southerly)/ new pavement return from the southeast corner of the property to match existing pavement per

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County Public Road Standards. Face of driveway will be thirty-two feet (32') from centerline. The above shall be to the satisfaction of the Director of Public Works.

- b. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road offsite starting from Channel Road westerly along the project southerly boundary. Provide a new driveway entrance with new pavement return on the north side of the driveway where it may reduced to seventeen feet (17') in width due to the subdivision improvements. The road shall transition from seventeen feet (17') to the existing width to match existing pavement westerly and all distressed sections shall be replaced. The above shall be to the satisfaction of the Director of Public Works.
- c. A registered civil engineer, a registered traffic engineer, or a licensed land surveyor shall provide a signed statement that: "Physically, there is a minimum unobstructed sight distance in both directions from project access driveway along Channel Road, for the prevailing operating speed of traffic on Channel Road, per Section 6.1.E of the County Public Road Standards (approved July 14, 1999)". The vegetation and embankment currently obstructing sight distance shall be removed or cut back. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- d. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be to the satisfaction to the Director of Public Works.

(Drainage and Flood Control)

4. Standard Conditions (13) through (18) as stated below:

- a. The subdivider shall provide for a drainage system capable of handling and disposing of all surface water originating within the subdivision and all surface water that may flow onto the subdivision from adjacent lands. Said drainage system shall include any easements and structures required by the Director of Public Works to properly handle the drainage and shall be designed so as to prevent ponding of surface water that would create a public health hazard or nuisance. (Standard Condition 13) [DPW - Development Review Section]

- b. The subdivider shall provide for the improvement of all drainage easements by culvert or drainage channel of adequate size, whichever is required by the Director of Public Works. Any required drainage channel shall be lined with a suitable material as specified by the Director of Public Works. All such drainage easements shall be monumented along property lines at locations approved by the Director of Public Works. An access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway. Such access easement is to be improved, fenced and aligned to the satisfaction of the Director of Public Works. (Standard Condition 14) [DPW - Development Review Section]
 - c. Portland cement concrete cross gutters or culverts shall be installed where water crosses the roadways. (Standard Condition 15) [DPW - Development Review Section]
 - d. Each building lot shall have a flood-free site for a residence. The building site shall be safe from the flood peak of a 100-year frequency storm. (Standard Condition 16) [DPW - Development Review Section]
 - e. An adequate energy dissipator shall be constructed at the outlet of the storm drain or verification shall be provided that such improvement is not needed. (Standard Condition 17) [DPW - Development Review Section]
 - f. Hydrology and hydraulic calculations for determining the storm system design with water surface profile and adequate field survey cross section data shall be provided satisfactory to the Director of Public Works or verification shall be provided that such calculations are not needed. (Standard Condition 18) [DPW - Development Review Section]
5. Specific Conditions:
- a. The private storm drain systems shall be privately maintained by a private maintenance mechanism such as a homeowners association or other private entity acceptable to the satisfaction of the Director of Public Works.

(Grading Plans)

6. Standard Conditions (19a-e) as stated below:

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- a. A grading permit is required and the subdivider shall comply with the following conditions prior to the issuance of such permit: (Standard Condition 19) [DPW - Development Review Section]
- (1) The subdivider shall submit grading plans, a permit application and all fees and deposits to the County Department of Public Works. Grading plans shall be approved prior to or concurrently with the approval of the Improvement Plans.
 - (2) The grading plan shall contain a certificate signed by a registered civil engineer that the grading plan has preserved a minimum of one hundred square feet of solar access for each lot created by this subdivision pursuant to Section 81.401(m) of the Subdivision Ordinance.
 - (3) The subdivider shall deposit with the County Department of Public Works \$200.00 at the time the lot grading plan or improvement is submitted. The deposit will be made with whichever plan is first submitted. Said deposit shall be used to cover the cost of site inspection by a County geologist to determine whether any geologic hazard exists and, if such is found, to review the geologic report prepared by the developer's engineering geologist. The developer shall reimburse the County Department of Public Works for any cost in excess of the deposit prior to recording the Final Map. Any unused portion of the deposit will be refunded.
 - (4) Obtain a sewer commitment if the subdivision is to be served by public sewer from a County Sanitation District. Such commitment shall only be issued when all conditions in the Resolution of Approval have been satisfied, the Final Map, grading plan and improvement plan have been approved by the Department of Public Works and all fees and deposits paid and improvement security posted.
 - (5) If condominium units or a planned development are proposed, finished grading shall be certified by a registered Civil Engineer and inspected by the Director of Public Works for drainage clearance. [Approval of rough grading does not certify finished grading because of potential surface drainage problems that may be created by landscaping accomplished after rough grading certification.] If a grading permit is not required for the planned development/ condominium site, a registered Civil Engineer's certification for drainage clearance shall still be required.

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7. Specific Conditions:

- a. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
- b. The project includes Category 2 post-construction BMPs. For Category 2 BMPs, the applicant will be required to establish a maintenance agreement / mechanism (to include easements) to assure maintenance of these BMPs and to provide security to back up maintenance pursuant to the County of San Diego Standard Urban Stormwater Management Plan to the satisfaction of the Director of Public Works.
- c. All of the work described above pertaining to erosion control, irrigation system, slope protection, drainage systems, desilting basins, energy dissipators, and silt control shall be secured by an Instrument of Credit in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the County Department of Public Works. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Public Works by the date agreed. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. If said deposit collected for grading is less than \$5,000.00, the developer will supplement the deposit to equal \$5,000.00. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.

8. Specific Air Quality Requirement: [DPLU]

- a. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall:

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- (1) Cause to be placed on the face of the grading or improvement plans, "Earthwork (grading) should be contained within an area of approximately 5-acres per day."
- (2) Cause to be placed on the face of the grading or improvement plans, "Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction area and between dozer/scrapper passes."
- (3) Cause to be placed on the face of the grading or improvement plans, "Grading is to be terminated in winds exceeding 25 mph."
- (4) Cause to be placed on the face of the grading or improvement plans, "sweepers and water trucks shall be used to control dust and debris at public street access points."
- (5) Cause to be placed on the face of the grading or improvement plans, "dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures."
- (6) Cause to be placed on the face of the grading or improvement plans, "internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading."

9. Specific Biological Requirement: [DPLU]

- a. Cause to be placed on grading and/ or improvement plans and on the Map, the following: "Restrict all brushing, clearing and/or grading such that no tree removal will be allowed during the breeding season of migratory birds and raptors. This is defined as occurring between February 1 and August 31. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no nesting migratory birds and/or raptors are present in the trees to be removed."
[DPLU, FEE]:

FAIR HOUSING

10. Submit to the Department of Public Works a letter from the County Equal Opportunity Management Office stating its approval of an affirmative fair housing marketing plan. (Standard Condition 20) [DPW - Development Review Section]

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SANITATION

11. The subdivision will be served by a public sewer system and the following conditions shall apply: (Standard Condition 21) [DPLU - Community Planning Division]

Sewer Providing Agency

- a. Obtain the commitment of the applicable County sanitation district or independent sewer providing agency, to reserve facility capacity for all buildings/lots within the subdivision and obtain the approval of said agency of the plans and specifications for the installation of such public sewer system. If served by a County Sanitation District, such commitment shall only be issued when all conditions in the Resolution of Approval have been satisfied, the Final Map, grading plans and improvement plans have been approved by the Department of Public Works, and all fees and deposits paid and improvement security posted.

Commitment from the applicable agency shall be in the form of either of the following:

- (1) A written statement, issued no more than three months prior to the date of approval of the Final Map by the Board of Supervisors, certifying that a two-year commitment to reserve facility capacity for all lots within the subdivision has been given; or,
- (2) In cases where the applicable agency has facilities under construction, a written statement, issued no more than three months prior to the date of the approval of the Final Map by the Board of Supervisors, certifying that:
 - (a) The agency has facilities under construction;
 - (b) All permits required for the construction of said facilities have been obtained; and
 - (c) For a period of at least two years following completion of the facility improvements, said agency commits to reserve facility capacity for all lots within the subdivision.
- b. The subdivider shall install or agree to install a sewer system as a subdivision improvement. Sewer and water lines shall not be laid in the same trench.

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- c. If all or part of the subdivision that is to be served by a public sewer system is located outside of the boundaries of the sewer providing agency, then the subdivider shall cause that portion of the subdivision that is to be sewerer to be annexed to said agency.
- d. If the sewer commitment terminates before the Board of Supervisors Final Map approval, the Department of Health Services will deny application(s) for individual subsurface sewage disposal system(s) within this subdivision, unless a Resolution Amendment has been obtained from the Director of Planning and Land Use, Planning and Environmental Review Board, Planning Commission or Board of Supervisors which approves individual subsurface sewage disposal systems for this subdivision.

WATER SUPPLY AND FIRE PROTECTION

- 12. The subdivision is to be connected to a public water system and the following conditions shall apply: (Standard Condition 23.1) [DPLU - Community Planning Section]

Water Providing Agency

- a. Obtain the commitment of the water providing agency to reserve facility capacity for all buildings/lots within the subdivision and obtain the approval of said agency of the plans and specifications for the installation of such public water system.

Commitment from the applicable agency shall be in the form of any of the following:

- (1) A written statement, issued no more than three months prior to the date of the approval of the Final Map by the Board of Supervisors, certifying that a two-year commitment to reserve facility capacity for all lots within the subdivision has been given; or,
- (2) In cases where the applicable agency has facilities under construction, a written statement issued no more than three months prior to the date of approval of the Final Map by the Board of Supervisors certifying that:
 - (a) The agency has facilities under construction;
 - (b) All permits required for the construction of said facilities have been obtained; and

- (c) For a period of at least two years following completion of the facility improvement said agency commits to reserve facility capacity for all lots within the subdivision; or,
 - (3) In cases where a majority of the territory served by the water providing agency is located with a city, a statement from the water providing agency, the form and terms of which shall be approved by the Director of Planning and Land Use.
 - b. The subdivider shall install or agree to install a water system as a subdivision improvement. Water and sewer lines shall not be placed in the same trench.
 - c. If all or part of the subdivision is located outside of the boundaries of the water providing agency, the subdivider shall cause all of the land within this subdivision to be annexed to said agency.
13. The subdivider shall submit a letter from the applicable fire protection agency stating its satisfaction with the type and location of fire protection improvements and the minimum required water flow in gallons per minute, together with a letter from the applicable water service agency that the fire protection agency's minimum required water flow will be available to serve the site or verification shall be provided that such improvements are not needed. (Standard Condition 23.2) [DPLU - Community Planning Division]

PLANNING AND ZONING ADMINISTRATION

14. Specific Conditions:

- a. Obtain a Zone Reclassification (R07-008) from the Board of Supervisors to change the "G" Height Designation to an "H" Designation. [DPLU – Regulatory Planning Division]
- b. Provide evidence in the form of a finalized demolition permit that the existing structure on-site has been removed to the satisfaction of the Director of Planning and Land Use.
- c. Prior to the issuance of a grading permit, the subdivider shall obtain approval from the Director of Planning and Land Use of a detailed Landscape Plan. The Landscape Plan and review fee shall be submitted to the Regulatory Planning Division. Said Plan shall show the types and locations of all landscaping features including planting and irrigation. The landscape material shall not interfere with any required solar access (plans shall show the proposed solar access/solar panel locations). [DPLU - Regulatory Planning Division]

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- d. "Prior to approval of a Final Map, the subdivider shall provide evidence that all existing structures shown on the Tentative Map "to be removed or relocated on the site" have been removed/relocated to the satisfaction of the Director of Public Works."

DEVELOPMENT IMPACT FEES

15. Specific Conditions:

- a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private road improvements.
- b. Participate in the cost of a traffic signal installation at the intersection of Channel Road and Industry Road. The amount of the developer's portion of the entire cost of the signal shall be \$320. The Planning Commission/ Planning Commission/Board of Supervisors hereby determines that:
 - (1) The fee is/are to assist in financing the construction of a traffic signal to mitigate the impact of this project on traffic safety;
 - (2) The fee will be used to contribute toward the installation of a traffic signal at the intersection of Channel Road and Industry Road;
 - (3) The traffic signal will help mitigate the additional traffic impact on this these intersection caused by the residential subdivision;
 - (4) This residential subdivision will contribute additional traffic to the intersection of Channel Road and Industry Road; and
 - (5) The fee of \$320 is based on an estimate of the percentage of traffic this project will contribute to this intersection.

FINAL MAP RECORDATION

Final Map requirements shall be shown on the Final Map or otherwise accomplished to the satisfaction of the Director of Public Works prior to submittal for approval by the Board of Supervisors:

(Streets and Dedication)

16. Standard Conditions 25, 26, 27 and 28 as stated below:

- a. The Final Map shall show that all lots within the subdivision have a minimum 100 square feet of solar access for each future building unit allowed by this subdivision pursuant to Section 81.401(m) of the Subdivision Ordinance. (Standard Condition 25) [DPLU - Community Planning Division]
- b. The Final Map shall show the dedication of all on-site drainage easements, including easements for access thereto, and show monumentation for such easements, as required by the Director of Public Works, or verify that no easements are required. (Standard Condition 26) [DPW - Map Processing]
- c. The Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units. (Standard Condition 27)
- d. The subdivider shall accomplish the following prior to approval of the Final Map by the Board of Supervisors. (Standard Condition 28)
 - (1) Provide the County Department of Public Works with standard forms approved by the Director of Planning and Land Use stating that the applicable agency or agencies have provided commitment to the site for such public facilities that are required for the subdivision (including but not necessarily limited to, water and sewer services). [DPLU - Community Planning Division]
 - (2) Provide the County Department of Public Works with a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: (a) they have received from the developer a copy of the proposed map; (b) they object or do not object to the filing of the map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the map when required by the governing body. In addition, the subdivider shall furnish proof to the satisfaction of the Director of Public Works that no new encumbrances have been created that would subordinate the County's interest over areas to be dedicated for public road purposes since submittal of the tentative map. [DPW - Map Processing]
 - (3) Grant to the appropriate agency by recorded document all required off-site easements and all on-site water main easements that serve fire hydrants or furnish a letter from said agency that none are required. [DPW - Map Processing]

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- (4) Provide the County Department of Public Works with evidence that any offer of dedication or grant of right-of-way shall be free of all encumbrances or subordinated at the time of recordation of the Final Map. [DPW - Map Processing]
 - (5) If the subdivider does not have the real property rights necessary for public access or the construction of required improvements, he/she shall request the Board of Supervisors to direct County staff to begin eminent domain proceedings for acquisition of said property rights in accordance with Board Policy J-33. The developer shall agree to pay full County costs of eminent domain proceedings, including all easement costs. The developer shall also agree to construct required improvements within said easement. [DPW - Map Processing]
 - (6) Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use, the Department of Public Works and the Department of Health Services prior to docketing the Final Map with the Clerk of the Board of Supervisors. [DPLU - Administrative Services Section, DHS - Environmental Health Services, Land Use]
 17. A certification regarding condominium conditions shall conform to wording by County Counsel and shall indicate that there will be a maximum of eight residential units constructed. [DPLU - Regulatory Planning Division]
 18. Specific Conditions:
 - a. With the Final Map, dedicate or caused to be granted the project half of Channel Road along the project frontage in accordance with Public Road Standards for a Collector Road half-street width of forty-two feet (42'), together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.
 - b. Contact Route Locations of the Department of Public Works to determine the desired location of the centerline for Channel Road (SC 1910), which is shown on the Circulation Element of the County General Plan as a Collector Road. The following shall be shown on the Final Map:
 - (1) The centerline location as approved by the Department of Public Works.

- (2) The centerline location as approved by CALTRANS. Contact CALTRANS (688-6976) for this location, and supply verification of approved alignment.
- c. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- d. Relinquish access rights into Channel Road except for the proposed access driveway.
- e. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control. To be in compliance with the Public Resources Code, all Subdivision Map surveys performed after January 1, 2000 must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.
- f. If conducted prior to January 1, 2000, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.506(j)).

If conducted after December 31, 1999, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of first order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as Ground distances. A combined factor for conversion of Grid-to-Ground distances shall be shown on the map.

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For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the final map.

(Miscellaneous)

19. Specific Noise Conditions: [DPLU]

- a. On the Final Map, grant to the County of San Diego a Noise Protection Easement over the entire area shown on Tentative Map 5463. This easement is for the mitigation of present and anticipated future excess noise levels on noise sensitive areas of residential uses. The easement shall include the following requirement: [DPLU, FEE x2]

"Said Noise Protection Easement requires that before the issuance of any building or grading permit for any residential use within the noise protection easement located over the lot, the applicant shall:"

- (1) "Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County approved acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dBA CNEL)]. Future traffic noise level estimates for SR-67 and Channel Road, must utilize a Level of Service "C" traffic flow for a Highway and Major Road classification which is the designated General Plan Circulation Element buildout roadway classification."
- (2) "Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans."

WAIVER AND EXCEPTIONS

Said subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required Ordinances of San Diego County except for a waiver or modification of the:

1. Standard Condition(s) for Tentative Maps:

- (a) Standard Condition 12: Said condition pertains to the dedication and improvement of riding and hiking trails. No trails are required for the project.
- (b) Standard Condition 23.3: Said condition pertains to the California Department of Forestry and Fire Protection. The project site is within the Lakeside Fire Protection District.
- (c) Standard Condition 24: Said condition pertains to projects outside the boundaries of a fire protection district. The project site is within the Lakeside Fire Protection District.
- (d) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.
- (e) County Subdivision Ordinance and County Public Road Standards requirements:
 - (1) Section 81.403(a)(1): Said section requires improve all land dedicated or to be dedicated for roads or easements laid out on a parcel map. This waiver will delete the installation of road improvements to the ultimate right-of-way with PCC curb, gutter, and sidewalk along the project frontage. Requiring them to be placed would be considered a spot improvement in an area that does not have full public road improvements.

However, this waived does not preclude existing overhead utilities be placed underground. This subdivision must comply with the requirements to underground utilities set forth in Section 81.403(a)(7).

The following shall be the Mitigation Monitoring or Reporting Program for 10004 CHANNEL ROAD; TENTATIVE MAP; TM 5463RPL¹/Log No. 05-14-041.

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

A. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

8.a.(1-6); 9.a; 19.a.(1-2).

NOTICE - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on June 13, 2008.

NOTICE - This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement."

THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Game Fees have been paid in the amount of \$1,876.75 for the review of the Negative Declaration, Receipt number 332303 dated January 14, 2008.

NOTICE: The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of three DPLU

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conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [DPLU, FEE] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

NOTICE: Low Impact Development (LID) requirements apply to all priority projects as of March 25, 2008. These requirements are found on page 19 (Section D.1.d. (4) a & b) of the Municipal Storm water Permit:

<http://www.swrcb.ca.gov/rwqcb9/programs/stormwater/sd%20permit/r9-2007-0001/Final%20Order%20R9-2007-0001.pdf>.

The draft LID Handbook is a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. The handbook gives an overview of LID. Section 2.2 reviews County DPW planning strategies as they relate to requirements from the Municipal Permit. The Fact Sheets in the Appendix may be useful for information on all of the engineered techniques. Additional information can be found in the extensive Literature Index. You can access the Handbook at the following DPLU web address: http://www.sdcounty.ca.gov/dplu/LID_PR.html.

NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit must be implemented beginning March 25, 2008. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

<http://www.swrcb.ca.gov/rwqcb9/programs/stormwater/sd%20permit/r9-2007-0001/Final%20Order%20R9-2007-0001.pdf>.

All priority projects must minimize directly connected impervious areas and promote biofiltration. D.1.d(4) subsections (a) and (b) are the minimal site design requirements that project applicants must address and implement. These can be summarized into the following four requirements: Disconnect impervious surfaces, Design impervious surfaces to drain into properly designed pervious areas, Use pervious surfaces wherever appropriate, Implement site design BMPs. The applicant / engineer must determine the applicability and feasibility of each requirement for the proposed project and include them in the project design, unless it can be adequately demonstrated which (if any) of the requirements do not apply.

DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any

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claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 13th day of June 2008, in the Department of Planning and Land Use Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

[NOTE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.307 of the Subdivision Ordinance to the appellant body and/or the Board of Supervisors. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of The Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body.]

DPL/WP 001-TM (10/04)

FORM OF DECISION
SITE PLAN S05-068

June 13, 2008

PERMITTEE: Jacob's Properties, Inc.

APPROVE, as per plot plan dated January 11, 2008, consisting of six sheets, a Site Plan pursuant to Section 5750 of the County of San Diego Zoning Ordinance (Refer to Attachment A of the Staff Report).

NOTE: This Site Plan has been reviewed and approved only for the "B" Designator requirements for community design review pursuant to the 5750 Design Review Guidelines.

NOTE: The Standards by which the site plan is judged and the findings pertaining to the project consistency with said standards are set forth below under "Findings".

NOTE: Compliance with other applicable San Diego County codes, ordinances, and requirements is required unless otherwise noted.

CONDITIONS:

The following conditions are imposed with the granting of this Site Plan:

The applicant shall allow the County to inspect the property for which the Site Plan has been granted, at least once every 12 months, to determine if the applicant is complying with all terms and conditions of the Site Plan. If the County determines the applicant is not complying with the Site Plan terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every 12 months until the County determines the applicant is in compliance.

- A. Prior to obtaining any building or other permit pursuant to this Site Plan, and prior to commencement of construction or use of the property in reliance on this Site Plan, the applicant shall:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
 2. Submit to and receive approval from the Director of Planning and Land Use a complete and detailed Landscape Plan. Landscape Plans shall be prepared by a California licensed landscape architect and shall fulfill the requirements of the Landscape Water Conservation Ordinance and

Design Manual. The Landscape Plans and review fee shall be submitted to the Regulatory Planning Division, Zoning Counter. Plans shall include:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Public Works approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to the Department of Planning and Land Use.
 - b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
 - c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure and non-pressure water lines, valves, and sprinkler heads in those areas requiring permanent irrigation system. For areas of native or naturalizing plant material, the Landscape Plan shall show a method of irrigation adequate to assure establishment and growth of plants through two growing seasons.
 - d. Spot elevations of the hardscape, building, and proposed fine grading of the installed landscape.
 - e. The location and detail of all walls, fences, and walkways shall be shown on the plans. A lighting plan and light standard details shall be included in the plans.
 - f. Obtain a Zone Reclassification (R07-008) from the Board of Supervisors to change the "G" Height Designation to an "H" Designation. [DPLU – Regulatory Planning Division]
 - g. Obtain the approval of a Final Map from the Board of Supervisors for TM 5463RPL¹.
3. On the finalized building plans, please illustrate and label the recommended noise barriers for the noise affected balconies. Place a note on the finalized building plans that balcony noise barriers shall be of solid construction with no gaps, 8 feet in height and a weight of 3.5

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pounds per square foot. Balcony noise barrier design consists of the following materials:

- a. Portion of the barrier must be constructed with openable, transparent materials;
 - b. Design of the barrier includes a 42 inch high, non transparent balcony wall constructed from materials such as stucco veneer over wood framing, glass (1/4 inch thick), or other transparent material with sufficient weight per square foot and any combination of this construction materials mentioned.
 - c. For sound barrier location and details, refer to Section 7.4: Noise Control Barrier Construction Materials, Section 7.5: Noise Control Barrier Design, Exhibit 1-A and Exhibit 7-D in the noise report prepared by Urban Crossroads received on September 26, 2007.
4. On the finalized building plans, please illustrate and label the recommended noise barriers for the noise affected tot lot area and group useable open space. Place a note on the finalized building plans that noise barriers shall be of solid construction with no gaps, 8 feet in height and a weight of 3.5 pounds per square foot. Noise barrier design and location consists of the following:
- a. An eight (8) foot high noise barrier wall will be located along the edge of the tot lot area. The noise barrier will be in an L-shaped form wrapping the area on two sides, along the tot lot's northern and eastern edges. The noise barrier details shall be shown on the grading plan as indicated in Section 7.3 and in Exhibit 1-A of the approved noise report prepared by Urban Crossroads received on September 26, 2007.
 - b. Noise barrier shall be constructed with any combination of the following materials: Masonry block, stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot, glass (1/4 inch thick), or other transparent material with sufficient weight per square foot and earthen berm.
 - c. For sound barrier location and details, refer to Section 7.4: Noise Control Barrier Construction Materials and Exhibit 1-A: Summary of Recommendations in the noise report prepared by Urban Crossroads received on September 26, 2007.

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5. Cause to be placed on grading and/ or improvement plans, the following:
"Restrict all brushing, clearing and/or grading such that no tree removal will be allowed during the breeding season of migratory birds and raptors. This is defined as occurring between February 1 and August 31. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no nesting migratory birds and/or raptors are present in the trees to be removed." [DPLU, FEE]:
- B. Prior to any occupancy or use of the premises pursuant to this Site Plan, the applicant shall:
1. Improve all parking areas and driveways shown on the approved plot plan with a minimum of two inches asphaltic concrete or a surfacing of a more durable type.
 2. Submit to the Director of Planning and Land Use a statement from the project California licensed landscape architect that all landscaping has been installed as shown on the approved landscape planting and irrigation plans.
 3. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating that Condition B1 has been completed to that Department's satisfaction.
 4. Design and adjust all light fixtures to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Sections 6324 and 6326 of The Zoning Ordinance.
 5. Submit to the Director of Planning and Land Use for inclusion in the case file S05-068 digital photos demonstrating that the specified noise barriers consists of a combination of solid wall and transparent materials have been installed. A second set of photographs shall be provided to the projects construction manager.
- C. The following conditions shall apply during the term of this Site Plan:
1. The parking areas and driveways shall be well maintained.
 2. The landscaping shall be adequately watered and well maintained at all times.
 3. The project shall conform to the approved plot plan(s). Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703.

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- D. This Site Plan expires concurrent with TM5463RPL¹ or two years following the recordation of TM5463RPL¹. If construction or use of the property in reliance on a Site Plan approval has not commenced within the two year period, said period may be extended by the Director of Planning and Land Use at any time prior to the original expiration date. The request for an extension of time shall be filed prior to the expiration date and accompanied by the required filing fee.

FINDINGS:

CEQA FINDINGS

"It is hereby found that that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration dated February 14, 2008 on file with DPLU as Environmental Review Number 05-14-041 prior to making its recommendation on the project."

RPO FINDINGS

"It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance."

STORMWATER FINDINGS

"It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance."

SITE PLAN FINDINGS

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 5750 and 7150 of The Zoning Ordinance because the development is compatible with adjacent land uses and will not be detrimental to the scenic resources present in the area.
- b. That the proposed development is compatible with the Lakeside Community Plan because residential development is an anticipated use as described in the Lakeside Community Plan and General Plan land use designation.
- c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d. have been or will be fulfilled by the condition or conditions of a use permit or Variance. No standard or criteria has been waived.

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- d. That the proposed development is compatible with the Lakeside Design Review Guidelines because the buildings and site design has been reviewed for specific criteria that is consistent with the community character.

NOTICES:

NOTICE - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on June 13, 2008.

NOTICE - This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement."

USE THIS PARAGRAPH WHENEVER THE PROPERTY "IS KNOWN TO" OR "MAY" CONTAIN COASTAL SAGE SCRUB. DO NOT USE THIS PARAGRAPH FOR PROJECTS THAT WE KNOW DO NOT CONTAIN COASTAL SAGE SCRUB.

THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Game Fees have been paid in the amount of \$1,876.75 for the review of the Negative Declaration, Receipt number 332303 dated January 14, 2008.

NOTICE: The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of three DPLU conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [DPLU, FEE] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

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NOTICE: Low Impact Development (LID) requirements apply to all priority projects as of March 25, 2008. These requirements are found on page 19 (Section D.1.d. (4) a & b) of the Municipal Storm water Permit:

<http://www.swrcb.ca.gov/rwqcb9/programs/stormwater/sd%20permit/r9-2007-0001/Final%20Order%20R9-2007-0001.pdf>.

The draft LID Handbook is a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. The handbook gives an overview of LID. Section 2.2 reviews County DPW planning strategies as they relate to requirements from the Municipal Permit. The Fact Sheets in the Appendix may be useful for information on all of the engineered techniques. Additional information can be found in the extensive Literature Index. You can access the Handbook at the following DPLU web address: http://www.sdcounty.ca.gov/dplu/LID_PR.html.

NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit must be implemented beginning March 25, 2008. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

<http://www.swrcb.ca.gov/rwqcb9/programs/stormwater/sd%20permit/r9-2007-0001/Final%20Order%20R9-2007-0001.pdf>.

All priority projects must minimize directly connected impervious areas and promote biofiltration. D.1.d(4) subsections (a) and (b) are the minimal site design requirements that project applicants must address and implement. These can be summarized into the following four requirements: Disconnect impervious surfaces, Design impervious surfaces to drain into properly designed pervious areas, Use pervious surfaces wherever appropriate, Implement site design BMPs. The applicant / engineer must determine the applicability and feasibility of each requirement for the proposed project and include them in the project design, unless it can be adequately demonstrated which (if any) of the requirements do not apply.

Attachment C

Zoning Reclassification Ordinance

ORDINANCE NO. _____(NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The project complies with the California Environmental Quality Act and State and County CEQA Guidelines because the project has completed a Mitigated Negative Declaration dated February 14, 2008 and on file with the Department of Planning and Land Use as Environmental Review No. 05-14-041. The Mitigated Declaration is hereby adopted.

It is hereby found that the Board of Supervisors has reviewed and considered the information contained in the Mitigated Negative Declaration dated February 14, 2008 on file with DPLU as Environmental Review Number 05-14-041 prior to approving the project.

Section 2. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classification is as follows:

OLD ZONE: Use Regulations RU29, Animal Designator Q, Density 29, Lot Size 6,000, Building Type L, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks K, Open Space A, Special Area Regulations B.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations RU29, Animal Designator Q, Density 29, Lot Size 6,000, Building Type L, Maximum Floor Area , Floor Area Ratio , Height H, Lot Coverage , Setbacks K, Open Space A, Special Area Regulations B.

Description of affected real property:

All that portion of Lot 54 of El Cajon Valley Company's Lands, in the County of San Diego, State of California, according to map thereof No. 289, filed in the office of the County Recorder of San Diego County, December 30, 1886 and that portion of Sycamore Street as closed to public use November 6, 1902, by order of the Board of Supervisors of the County of San Diego, described as follows:

Commencing at the intersection of the centerline of said Sycamore Street with the southerly extension of the easterly line of said Lot 54;

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Thence south 78°05'00" west (Deed recorded South 80°73'00" West) along the center line of Sycamore Street, 155.00 feet;

Thence north 11°55'00" west parallel to the easterly line of said Lot 54, a distance of 83.20 feet;

Thence north 78°58'08" east, 155.03 feet to an intersection with the east line of Lot 54;

Thence south along said east line 86.20 feet to the point of beginning.

Section 3. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

RG;MS

Attachment D

Environmental Documentation



ERIC GIBSON
INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
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MITIGATED NEGATIVE DECLARATION

February 14, 2008

Project Name: Channel Road TM 5463

Project Number(s): TM 5463RPL¹, REZ 07-008, STP 05-068, Log No. 05-14-041

This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for Air Quality, Noise, Stormwater Management and Drainage.
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment.

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the

public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.
2. Participate in the cost of a traffic signal installation at the intersection of Channel Road and Industry Road. The amount of the developer's portion of the entire cost of the signal shall be \$320. The Planning Commission/Planning Commission/Board of Supervisors hereby determines that:
 - (1) The fee is/are to assist in financing the construction of a traffic signal to mitigate the impact of this project on traffic safety;
 - (2) The fee will be used to contribute toward the installation of a traffic signal at the intersection of Channel Road and Industry Road;
 - (3) The traffic signal will help mitigate the additional traffic impact on this these intersection caused by the residential subdivision;
 - (4) This residential subdivision will contribute additional traffic to the intersection of Channel Road and Industry Road; and
 - (5) The fee of \$320 is based on an estimate of the percentage of traffic this project will contribute to this these intersection.

B. NOISE

1. On the Final Map, grant to the County of San Diego a Noise Protection Easement over the entire lot. This easement is for the mitigation of present and anticipated future excess noise levels on noise sensitive areas of residential uses. The easement shall include the following requirement:

"Said Noise Protection Easement requires that before the issuance of any building or grading permit for any residential use within the noise protection easement located over the lot, the applicant shall:"

 - a. "Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County approved acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dBA CNEL)]. Future traffic noise level estimates for SR-67 and Channel Road, must utilize a Level of Service "C" traffic flow for a Highway and Major Road classification which is the designated General Plan Circulation Element buildout roadway classification."
 - b. "Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans."
2. Provide evidence to the satisfaction of the Director of Planning and Land Use that the following noise mitigation requirements have been implemented on the Building Plans for all residential Buildings in the development. This shall include the following:
 - a. Illustrate and label the recommended noise barriers for the noise-affected balconies. Place a note on the finalized building plans that balcony noise barriers shall be of solid construction with no gaps, 8 feet in height and a weight of 3.5 pounds per square foot.

Balcony noise barrier design consists of the following materials:

- (1) Portion of the barrier must be constructed with openable, transparent materials;
 - (2) Design of the barrier includes a 42 inch high, non transparent balcony wall constructed from materials including materials such as stucco veneer over wood framing, glass (1/4 inch thick), or other transparent material with sufficient weight per square foot and any combination of the construction materials mentioned.
 - b. For sound barrier location and details, refer to Section 7.4: Noise Control Barrier Construction Materials, Section 7.5: Noise Control Barrier Design, Exhibit 1-A and Exhibit 7-D in the noise report prepared by Urban Crossroads received on September 26, 2007.
3. Provide evidence to the satisfaction of the Director of Planning and Land Use that the following noise mitigation requirements have been implemented on the Building Plans for all residential Buildings in the development. This shall include the following:
- a. Illustrate and label the recommended noise barriers for the noise affected tot lot area and group useable open space. Place a note on the finalized building plans that noise barriers shall be of solid construction with no gaps, 8 feet in height and a weight of 3.5 pounds per square foot. Noise barrier design and location consists of the following:
 - b. An eight (8) foot high noise barrier wall will be located along the edge of the tot lot area. The noise barrier will be in an L-shaped form wrapping the area on two sides, along the tot lot's northern and eastern edges. The noise barrier details shall be shown on the grading plan as indicated in Section 7.3 and in Exhibit 1-A of the approved noise report prepared by Urban Crossroads received on September 26, 2007.
 - c. Noise barrier shall be constructed with any combination of the following materials: Masonry

block, stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot, glass (1/4 inch thick), or other transparent material with sufficient weight per square foot and earthen berm.

- d. For sound barrier location and details, refer to Section 7.4: Noise Control Barrier Construction Materials and Exhibit 1-A: Summary of Recommendations in the noise report prepared by Urban Crossroads received on September 26, 2007.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

A. AESTHETICS

The final design of the project shall substantially conform to the Plot Plan approved with this permit, which includes the following design elements:

1. The project buildings and layout have been designed to minimize grading and the need for visible retaining walls.
2. The proposed parking lot has been designed to take advantage of the existing topography so to minimize grading and retaining walls on the property.
3. Where possible the project has been designed to leave the natural slope of the site intact.
4. The project will not install outdoor lighting that directly illuminates neighboring properties.
5. The project will conform to the Light Pollution Code (Section 59.101-59.115), including the low pressure sodium lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

6. Prior to approval of building permits the project will require approval of a landscape plan that will include the following requirements:
 - a. The landscape plan shall substantially conform to the conceptual landscape plan included as part of the Plot Plan approved with this permit.
 - b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
 - c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure and non-pressure water lines, valves, and sprinkler heads in those areas requiring permanent irrigation system. For areas of native or naturalizing plant material, the Landscape Plan shall show a method of irrigation adequate to assure establishment and growth of plants through two growing seasons.
 - d. Spot elevations of the hardscape, building, and proposed fine grading of the installed landscape.
 - e. The location and detail of all walls, fences, and walkways shall be shown on the plans. A lighting plan and light standard details shall be included in the plans.
 - f. Perimeter landscaping and landscaping adjacent to structures shall be selected and spaced per the the County's public information pamphlet entitled "Fire, Defensible Space and You". The pamphlet can be accessed from the County's web page at:
www.sdcounty.ca.gov/dplu/Resource/3~procguid/3~procguid.html#fire.
 - g. All slopes 3 feet in vertical height and above shall be planted and irrigated per Section 87.417 and 87.418 of the County Grading Ordinance.

- h. If landscape lighting is proposed, provide a lighting plan that demonstrates compliance with the County's Light Pollution Control Ordinance.
- 7. The proposed project has been designed in accordance with the Lakeside Community Design Guidelines and Design Review Guidelines to include architectural design features of the surrounding rural community in terms of natural building material and colors, lighting features and landscaping elements.

B. AIR QUALITY

- 1. Prior to approval of any plans, issuance of any permit and approval of any Final Map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "Specific Environmental Notes" have been placed on the grading, and or improvement plans:
 - a. "Earthwork (grading) should be contained within an area of approximately 5-acres per day."
 - b. "Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction area and between dozer/scrapper passes."
 - c. "Grading is to be terminated in winds exceeding 25 mph."
 - d. "Sweepers and water trucks shall be used to control dust and debris at public street access points."
 - e. "Dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures."
 - f. "Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading."

C. BIOLOGY

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1. Prior to approval of any plans, issuance of any permit and approval of any Final Map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "Specific Environmental Notes" have been placed on the grading, and or improvement plans:
 - a. "Restrict all brushing, clearing and/or grading such that no tree removal will be allowed during the breeding season of migratory birds and raptors. This is defined as occurring between February 1 and August 31. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no nesting migratory birds and/or raptors are present in the trees to be removed."

D. HAZARDS

1. Prior to issuance of building permits the applicant shall demonstrate that the following elements are included in the design of the project:
 - a. All gates or other structures or devices which could obstruct Fire Apparatus Access Roads or otherwise hinder emergency operations are prohibited unless they meet standards approved by the district, and receive specific plan approval.
 - b. All roads shall be provided with an approved driving surface prior to bringing any combustible building products onsite.
 - c. One fire hydrant, with the minimum required fire flow of 2,500 gallons per minute at 20 p.s.i., shall be installed in accordance with the appropriate water district, Lakeside Fire Protection District and San Diego County Standards. The type, specific location and spacing of the fire hydrant will be determined by the Fire District. Blue reflective pavement markers shall be installed in the street to indicate the location of the hydrants.

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- d. The developer shall provide a letter from the appropriate water district stating that the required fire flow in gallons per minute is available to the site.
- e. Water supply system and hydrants shall be installed and tested prior to bringing any combustible building product onsite.
- f. Design of the water supply shall be submitted to the Lakeside Fire Protection District and the appropriate water district for approval prior to the issuance of a building permit for any parcel created by this subdivision. The developer shall provide a letter from the appropriate water district approving the water supply design.
- g. Automatic fire sprinkler systems are required for interior protection of all living units and the first floor parking garage in accordance with the specifications of the National Fire Protection Association Pamphlet #13, to the satisfaction of the Lakeside Fire Protection District.
- h. Numbers and addresses shall be placed on all new or existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property to the satisfaction of the Lakeside Fire Protection District. Said numbers shall contrast with their background and shall meet the minimum standard of 6" high and ½" stroke for commercial buildings.
- i. Dwelling units used for sleeping purposes shall be provided with permanent hard-wired smoke detectors with battery back-up power. Smoke detectors shall be installed in each sleeping room and at a point centrally located in the hallway or area giving access to each separate sleeping area. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.
- j. Walls and floors separating dwelling units in the same building shall not be less than one hour fire resistive construction. Buildings having more than 3000 square feet above the first floor shall be not less than one hour fire resistive construction throughout,

including dwelling separation walls in the attic,
extending to the bottom of the roof deck.

- k. The ceiling and floors separating dwelling units from the first floor garage parking area shall not be less than three hour fire resistive construction.
- l. Within the project, 100 feet of fire clearing of natural vegetative fuels shall be required around all structures. The fuel modification zone and defensible space created by the clearing of natural vegetative fuels around and on the proposed project site shall be maintained in perpetuity.
- m. The proposed project site is in a designated Very High Severity Zone. All structures and buildings erected on the proposed project site shall conform to San Diego Enhanced Fire Resistive Building Construction Standards.
- n. Landscaping for the proposed project site shall conform to the San Diego County Acceptable Plant for Defensible Space in Fire Prone Areas list.
- o. The developer shall keep a current and up-to-date Project Facility Availability Form on file with the District, with all fees paid in full.

E. HYDROLOGY AND WATER QUALITY

- 1. Prior to obtaining any building permit pursuant to the Site Plan, the applicant shall:
 - a. Demonstrate compliance with all applicable storm water regulations. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Storm water Management, and Discharge Control Ordinance (Ordinance No. 9424, Ordinance No. 9426, Ordinance No. 9518, and Ordinance No. 9589) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre

require that the property owner keep additional and updated information on-site concerning storm water runoff. This requirement shall be to the satisfaction of the Director of Public Works.

- b. It is determined that the project includes category 2 post-construction BMPs, the applicant will be required to establish a maintenance agreement/mechanism (to include easements) to assure maintenance of these BMPs and to provide security to back up maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Public Works.

2. The following conditions shall apply during the term of the Site Plan:

- a. Comply with all applicable storm water regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Storm water Management, and Discharge Control Ordinance (Ordinance No. 9424, Ordinance No. 9426, Ordinance No. 9518, and Ordinance No. 9589) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information on-site concerning storm water runoff. This requirement shall be to the satisfaction of the Director of Public Works.
- b. It is determined that the project includes category 2 post-construction BMPs, the applicant will be required to establish a maintenance agreement/mechanism (to include easements) to assure maintenance of these BMPs and to provide security to back up maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Public Works.

F. LAND USE AND PLANNING

1. The following design elements relate to the project's consistency with the Lakeside Community Design Guidelines and Design Review Guidelines:
 - a. A 20-foot minimum planted front yard, fully landscaped interrupted only by driveways, sidewalks or pedestrian areas.
 - b. Dwellings are organized to front the street and utilize porches and entry patios.
 - c. Providing 1,632 square feet of group useable open space located at the southern end of the property.
 - d. Providing 400 square feet of children's play area located at the southeastern corner of the property.
 - e. Providing 400 square feet of private open space.
 - f. Placement of parking at the rear of the proposed 3-story residential building.
 - g. Parking areas are screened from public streets and adjacent properties by fences, walls and architectural design.

G. TRANSPORTATION/TRAFFIC

1. Prior to recordation of a Final Map, the following public improvements must be completed:
 - a. Improve or agree to improve and provide security for the project side of Channel Road (SC 1910) along the project frontage in accordance with Public Road Standards for a Collector Road, to a graded width of forty-two feet (42') from centerline. The existing pavement width shall remain and all distressed sections shall be replaced. Portland cement concrete driveway shall be constructed to Public Road standards Section 6.7 at the ultimate half width of Channel Road for the connection to public road with taper transition from driveway ramp (northerly) to match existing pavement on Channel Road and interim improvements from driveway ramp (southerly)/ new pavement return from the southeast corner of the property to match existing pavement per County



ERIC GIBSON
INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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February 14, 2008

CEQA Initial Study - Environmental Checklist Form **(Based on the State CEQA Guidelines, Appendix G Rev. 10/04)**

1. Project Number(s)/Environmental Log Number/Title:

TM 5463RPL¹, REZ 07-008, STP 05-068, Log No. 05-14-041, 10004 Channel Road
2. Lead agency name and address:
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666
3.
 - a. Contact Mark Slovick, Project Manager
 - b. Phone number: (858) 495-5172
 - c. E-mail: Mark.Slovick@sdcounty.ca.gov.
4. Project location:

10004 Channel Road, in the Lakeside Community Planning Area within the unincorporated area of San Diego County

Thomas Brothers Coordinates: Page 1232, Grid A/3
5. Project Applicant name and address:

Jacob's Properties, Inc., Jack Wasson
5480 Baltimore Drive #203
La Mesa, CA 91942-2228
6. General Plan Designation
Community Plan: Lakeside
Land Use Designation: (9) Residential
Density: 43 du/1 acre

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7. Zoning
Use Regulation: RU29 (Urban Residential)
Density: 29 units/acre
Special Area Regulation: "B" Community Design Review Area

8. Description of project:

The project proposes to redevelop a 0.30 acre lot into an eight unit, three story residential condominium development. The project consists of the following permit approvals:

- a. A Tentative Map to develop a 0.30 gross/net acre lot into eight condominium units.
- b. A Rezone to reclassify the existing Height Designation of "G", which allows a maximum height of 35-feet and two stories, to a "H" Height Designation. The "H" Height Designation allows a maximum height of 35-feet and three stories.
- c. A Site Plan for the development of a three story condominium building, with ground level parking. The Site Plan application is for the purpose of satisfying the "B" Special Area Regulation of the Zoning Ordinance, which requires the approval of a Site Plan.

If approved the Tentative Map, Site Plan and Rezone would allow for the following development:

- a. A three story condominium complex containing 8 attached units. The building will contain two 3-bedroom units and six 2-bedroom units. The building will be a maximum height of 34-feet 5-inches from grade. The first floor will consist of ground level parking within a covered garage. The second story will contain one 3-bedroom unit and three 2-bedroom units accessed by an internal stair case and elevator from the ground level parking garage. The third story will contain one 3-bedroom unit and three 2-bedroom units.
- b. The site will contain 14 garage parking spaces, 2 open parking spaces and 1 Handicapped Accessible Parking Space.
- c. The site will also contain Open Space as required by the Lakeside Community Plan and Lakeside Design Review Guidelines. The open space will consist of 1,165 square feet of group open space along the southern portion of the site. The group useable open space proposes landscaping that consists of Pea Gravel Mulch, King Palms and low hedges that are either Indian Hawthorn, Texas Privet or Compact Escallonia. The private useable open space consists of 400 square feet of semi-enclosed balconies. Each balcony will be approximately 40 square

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feet and will be semi-enclosed with vinyl sliding windows as indicated with the Noise Analysis prepared by Urban Crossroads, Exhibit 7-D.

- d. The project is located in the Lakeside Community Planning area. As proposed, the project site would be accessed via a private driveway extending from Channel Road. This driveway will be improved to 24-feet. The project will also improve the private easement road off-site, south of the project site to an improved width of 17-feet.
 - e. Water service is available from the Lakeside Water District. Sewer service is available from the Lakeside Sanitation Maintenance District. The project site is within the Grossmont Union High School District and Lakeside Union General Elementary School District. Fire Protection is available from the Lakeside Fire Protection Department.
 - f. Earthwork will consist of cut and fill of 500 cubic yards of material. The proposed use of the lots will be residential. There is an existing mobile home and storage shed on-site that will be removed.
9. Surrounding land uses and setting:
- Lands surrounding the project site are used for a mixture of residential and commercial structures. It is bordered on the north by SR 67 and on the south by a church. To the east of the project site is single-family residential and scattered commercial uses, and on the west is single-family residential. The topography of the project site and adjacent land is relatively flat. The site is located within one mile of a highway (SR 67).
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Tentative Map	County of San Diego
Rezone	County of San Diego
Site Plan	County of San Diego
Landscape Plans	County of San Diego
Grading Permit	County of San Diego
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm water Permit	County of San Diego
Water District Approval	Lakeside Water District
School District Approval	Grossmont Union High School District and Lakeside Union Elementary School District

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Sewer District Approval	Lakeside Sanitation Maintenance District
Fire District Approval	Lakeside Fire Protection District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Potentially Significant Impact Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agriculture Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Geology & Soils</u> |
| <input type="checkbox"/> <u>Hazards & Haz. Materials</u> | <input type="checkbox"/> <u>Hydrology & Water Quality</u> | <input type="checkbox"/> <u>Land Use & Planning</u> |
| <input type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Population & Housing</u> |
| <input type="checkbox"/> <u>Public Services</u> | <input type="checkbox"/> <u>Recreation</u> | <input checked="" type="checkbox"/> <u>Transportation/Traffic</u> |
| <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> | |

DETERMINATION: (To be completed by the Lead Agency)
 On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

 Signature

Mark Slovick
 Printed Name

 Date: February 14, 2008

 Land Use/Environmental Planner
 Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, potentially significant unless mitigation incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potential Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

CEQA INITIAL STUDY
 TM 5463RPL¹, R07-008, S05-068,
 Log No. 05-14-041

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February 14, 2008

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. Based on a site visit completed by Mark Slovick on October 5, 2007 the proposed project is not located near or visible from a scenic vista and will not change the composition of an existing scenic vista. The project site is not located within the viewshed of a designated scenic vista. Therefore, the proposed project will not have any substantial adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. Based on a site visit completed by Mark Slovick on October 5, 2007 the proposed project is not located near or visible within the same composite viewshed as a State scenic highway and will not change the visual composition of an existing scenic resource within a State scenic highway. Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The project site is located south of SR 67. This highway is not identified on the Scenic Highway System Plan Map. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---------------------------------------------------------|------------------------------------------------------------------|

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☐ Potentially Significant Unless
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☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The proposed project is a one-lot residential condominium subdivision with one two-story building with 8 two-bedroom units. The existing visual character and quality of the project site and surrounding can be characterized as urbanized with a mixture of residential and commercial uses. The project site is bordered by SR 67 on the north, a church on the south, residential on the west, and commercial and residential on the west. The proposed increase in the number of stories will not contribute a significant impact on the visual character of the surrounding site because the overall height of the building will be the same as the surrounding area, which is limited to 35-feet. Also, there is an existing 3-story residential apartment building located within 600-feet of the proposed project that has first floor parking, with two additional stories above the covered parking. Therefore, the proposed project is consistent with the surrounding visual character and will not create a significant impact on aesthetics.

The project will be graded with a volume of cut of 500 cubic yards and fill of 500 cubic yards. Grading is proposed for the building pad and roadway improvements. Therefore, the project will not alter the existing visual character or quality of the project site and surrounding area.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

☐ Potentially Significant Impact
☐ Potentially Significant Unless
 Mitigation Incorporated

☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:

The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code. However, it will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 59.101-59.115), including the B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna

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observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level

II. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ Potentially Significant Impact
☐ Potentially Significant Unless
 Mitigation Incorporated

☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance will be converted to a non-agricultural use.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

☐ Potentially Significant Impact
☐ Potentially Significant Unless
 Mitigation Incorporated

☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project site is zoned RU29, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act

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Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site and surrounding area within radius of 1 mile do not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance will be converted to a non-agricultural use.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. Operation of the project will not result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. As such, the proposed project is not expected to conflict with either the RAQS or the SIP. In addition, the project is consistent the SANDAG growth projections used in the RAQS and SIP, therefore, the project will not contribute to cumulatively considerable impact.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|---------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---------------------------------------------------------|------------------------------------------------------------------|

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☐ No Impact

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate. However, the eastern portions of the county have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

Less Than Significant Impact:

The project proposes a one-lot residential condominium subdivision with one-two-story, 8-unit, building. Approximately 500 cubic yards of cut and fill will be required for this project. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in pollutant emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook section 6.2 and 6.3. In addition, the vehicle trips generated from the project will result in 56 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook section 6.2 and 6.3 for criteria pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐ Potentially Significant Impact
☐ Potentially Significant Unless
 Mitigation Incorporated

☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Less Than Significant Impact: Air quality emissions associated with the project include emissions of PM₁₀, NO_x and VOCs from construction/grading activities, and VOCs as the result of increase of traffic from operations at the facility. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in PM₁₀ and VOC emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. The vehicle trips generated from the project will result in 56 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and PM₁₀.

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM₁₀, or any O₃ precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless
 Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

No Impact: Based a site visit conducted by Mark Slovick on October 5, 2007, sensitive receptors have not been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project. Furthermore, no point-source emissions of air pollutants (other than vehicle emissions) are associated with the project. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors is anticipated.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit by Mark Slovick on October 5, 2007, it has been determined that the site has been completely disturbed and contains no native vegetation or habitats. Therefore, no species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service would be expected to occur on-site.

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- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

Mark Slovick conducted a site visit on October 5, 2007 and determined that the proposed project site does not contain any riparian habitats or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations. In addition, no riparian or otherwise sensitive habitat has been identified within or adjacent to the area proposed for off-site impacts resulting from road improvements, utility extensions, etc. Therefore, the project is not expected to have direct or indirect impacts from development on any riparian habitat or other sensitive natural community.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

Mark Slovick conducted a site visit on October 5, 2007 and determined that the proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act in which the Army Corps of Engineers maintains jurisdiction over.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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- ☐ Potentially Significant Impact
☐ Potentially Significant Unless
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- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a site visit by Mark Slovick on October 5, 2007, it has determined that the site has been completely disturbed and contains no native vegetation or habitats. Therefore, impedance of the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impedance of the use of native wildlife nursery sites would not be expected as a result of the proposed project.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless
 Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact:

Refer to the attached Ordinance Compliance Checklist dated December 7, 2007 for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP) Special Area Management Plans (SAMP) or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless
 Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact:

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The project will not impact historical resources, because prior grading of the project site has eliminated any potential for impacts to buried historical resources.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff, it has been determined that the project site does not contain any archaeological resources.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

Unique Paleontological Resources - A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains.

Unique Geologic Features – The site does not contain any unique geologic features that have been catalogued within the Conservation Element (Part X) of the County's General Plan or support any known geologic characteristics that have the potential to support unique geologic features. Additionally, based on a site visit by Mark Slovick on October 5, 2007 no known unique geologic features were identified on the property or in the immediate vicinity.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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No Impact:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 Refer to Division of Mines and Geology Special Publication 42.

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless
 Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless
 Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

No Impact:

The Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. However, the project is not located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. In addition, the project will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed

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foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the geologic environment of the project site is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction.

iv. Landslides?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact:

The project site is within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards as marginally susceptible. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Since the project is located within an identified Landslide Susceptibility Area, but the geologic environment has a low probability to become unstable, the project would have no significant impact from the exposure of people or structures to potential adverse effects from landslides.

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b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as Grangeville fine sandy loam, 0 to 2 percent slope (GoA) that has a soil erodibility rating of "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The existing project site impervious area will not be changing. The existing slopes and common areas on the site are landscaped. The landscaping consists of both native and nonnative plants that keep erosion to a minimum. The irrigation system for these landscaped areas is monitored to reduce over irrigation.
- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.
- The project has prepared a Storm water Management Plan dated October 24, 2005, prepared by Cvaldo Corporation. The plan includes the following Best Management Practices to ensure sediment does not erode from the project site:

Site Design BMPs:

- The existing site design maximizes landscaping areas to minimize impervious surfaces to allow more infiltration of runoff water.
- The site maximizes the use of vegetation and promotes the use of drought-tolerant plants.

Source Control BMPs:

- Storm Water Runoff Pollution Fact Sheet
- Storm Water Runoff Pollution Prevention Tips for Homeowners
- Storm Water Pollution Prevention Yard Work (Landscaping, Gardening, Pest Control)
- Storm Water Pollution Prevention Pet Waste
- Storm Water BMP Swimming Pool and Spa Cleaning
- Stenciling the Existing Catch Basin with a Message Warning Citizens Not to Dump Pollutants Into the Drains

Treatment Control BMPs:

- The project proposes installation of Flow-Gard "Downspout Filter Assemblies" for roof drains at the project. The Flo-Gard downspouts, or

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- approved equivalent, will remove nonsoluble pollutants (such as sediment, gravel, hydrocarbons, etc.) that typically are found on building roofs.
 - o Place Fossil Filter system in the existing curb inlet (Kristar's FLO-GARD system or similar), to reduce debris and pollutants entering the storm drain systems.
- The project involves grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

No Impact: The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. On a site visit conducted by staff on February 17, 2006 no geological formations or features were noted that would produce unstable geological conditions as a result of the project. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

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- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on-site are Grangeville fine sandy loam, 0 to 2 percent slopes (GoA). These soils have a shrink-swell behavior of low and represent no substantial risks to life or property.

Therefore, the project will not create a substantial risk to life or property. This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project will rely on public water and sewer for the disposal of wastewater. A service availability letter dated September 22, 2005 has been received from the Lakeside Sanitation Maintenance District indicating that the facility has adequate capacity for the projects wastewater disposal needs. No septic tanks or alternative wastewater disposal systems are proposed.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- | | |
|----------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporation | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous

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Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.

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- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports; or within two miles of a public airport. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

- i. OPERATIONAL AREA EMERGENCY PLAN:

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Less Than Significant Impact: The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY
 RESPONSE PLAN

No Impact:

The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact:

The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

v. DAM EVACUATION PLAN

No Impact:

The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless
 Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

No Impact:

The proposed project is completely surrounded by urbanized areas, and/or irrigated lands and there are no adjacent wildland areas. Also, a Fire Service Availability Letter and conditions, dated October 17, 2005, have been received from the Lakeside Fire Protection District. The conditions from the Lakeside Fire Protection District include:

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1. Street shall be named and have a street sign installed in accordance with DPW standards.
2. The parcel map shall show a minimum 24 foot wide private road, with not less than 13 feet 6 inches of unobstructed vertical clearance from the western property line to the intersection of Lakeshore Drive and Channel Road.
3. Any road widths less than 36 foot improved paved width shall be designated as Fire Apparatus Access Roads. Fire Apparatus Access Roads shall be posted with signs and red curbs with white stenciling indicating this is a Fire Lane that is plainly visible from a vehicle. This information shall be recorded as a covenant on the Parcel Map.
4. All gates or other structures or devices which could obstruct Fire Apparatus Access Roads or otherwise hinder emergency operations are prohibited unless they meet the standards approved by the District, and receive specific plan approval.
5. All roads shall be provided with an approved paved driving surface prior to bring any combustible building products onsite.
6. One fire hydrant, with the minimum required fire flow of 2,500 gallons per minute at 20 p.s.i., shall be installed in accordance with the appropriate water district, Lakeside Fire Protection District and San Diego County Standards. The type, specific location and spacing of the fire hydrant will be determined by the Fire District. Blue reflective pavement markers shall be installed in the street to indicate the location of the hydrants.
7. The developer shall provide a letter from the appropriate water district stating that the required fire flow in gallons per minute is available to the site.
8. Water supply system and hydrants shall be installed and tested prior to bringing any combustible building products onsite.
9. Design or the water supply shall be submitted to the Lakeside Fire Protection District and the appropriate water district for approval prior to the issuance of a building permit for any parcel created by this subdivision. The developer shall provide a letter from the appropriate water district approving the water supply design.
10. Automatic fire sprinkler systems are required for interior protection of all living units and the first floor parking garage, and shall be in accordance with the specifications of the National Fire Protection Association Pamphlet #13, to the satisfaction of the Lakeside Fire Protection District.
11. Numbers and addresses shall be placed on all new or existing buildings in such a position as to be plainly visible and legible from the street or road

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fronting the property to the satisfaction of the Lakeside Fire Protection District. Said numbers shall contrast with their background and shall meet the minimum size standard of 6" high 1/2" stroke.

12. Dwelling units used for sleeping purposes shall be provided with permanent hard-wired smoke detectors with battery back-up power. Smoke detectors shall be installed in each sleeping room and at a point centrally located in the hallway or area giving access to each separate sleeping area. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.
13. Walls and floors separating dwelling units in the same building shall not be less than one hour fire resistive construction. Buildings having more than 3,000 square feet above the first floor shall be not less than one hour fire resistive construction throughout, including dwelling separation walls in the attic, extending to the bottom of the roof deck.
14. The ceiling and floors separating the dwelling units from the first floor garage parking area shall not be less than three hour fire resistive construction.
15. Within the project, 100 feet of clearing of natural vegetative fuels shall be required around all structures.

Therefore, based on the location of the project; review of the project by County staff; and through compliance with the Lakeside Fire Protection District's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

- i) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact:

The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by staff on February 17, 2006 there are none of these uses on adjacent properties. Therefore, the

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project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project does not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, the project does not propose any known sources of polluted runoff or land use activities that would require special site design considerations, source control Best Management Practices (BMPs) or treatment control BMPs, under the San Diego Municipal Storm Water Permit (SDRWQCB Order No. 2001-01).

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project lies in the 907.12 Santee hydrologic subarea, within the Lower San Diego hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, a portion of this watershed at the Pacific Ocean and mouth of the San Diego River is impaired for coliform bacteria. Constituents of concern in the San Diego watershed include coliform bacteria, total dissolved solids, nutrients, petroleum chemicals, toxics, and trash. However, the project does not propose any known sources of pollutants, or land use activities that might contribute these pollutants

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

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Discussion/Explanation:

Less Than Significant Impact:

The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project lies in the 907.12 Santee hydrologic subarea, within the Lower San Diego hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; commercial and sport fishing; estuarine habitat; marine habitat; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

The project is not expected to generate significant amounts of nonvisible pollutants. However, the following constituents are commonly found on similar developments and could affect water quality:

1. Sediment discharge due to Post-Construction areas left bare
 2. Nutrients from fertilizers
 3. Trash and debris deposited in drain inlets
 4. Hydrocarbons from paved areas
 5. Pesticides from landscaping and home use
- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact
- ☒ No Impact

Discussion/Explanation:

No Impact:

The project will obtain its water supply from the Padre Dam Municipal Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the

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project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact:

The project proposes a three story condominium complex containing 8 attached units. The building will contain two 3-bedroom units and six 2-bedroom units. The building will be a maximum height of 34-feet 5-inches from grade. The first floor will consist of ground level parking within a covered garage. The second story will contain one 3-bedroom unit and three 2-bedroom units accessed by an internal stair case and elevator from the ground level parking garage. The third story will contain one 3-bedroom unit and three 2-bedroom units. As outlined in the Storm water Management Plan (SWMP) received April 17, 2007 and prepared by Cvaldo Corporation, the project will implement site design measures, source control, and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMP's that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI, Geology and Soils, Question b.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase

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the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact:

The project proposes a three story condominium complex containing 8 attached units. The building will contain two 3-bedroom units and six 2-bedroom units. The building will be a maximum height of 34-feet 5-inches from grade. The first floor will consist of ground level parking within a covered garage. The second story will contain one 3-bedroom unit and three 2-bedroom units accessed by an internal stair case and elevator from the ground level parking garage. The third story will contain one 3-bedroom unit and three 2-bedroom units. As outlined in the Storm water Management Plan (SWMP) received April 17, 2007 and prepared by Cvaldo Corporation, the project will implement site design measures, source control, and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMP's that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI, Geology and Soils, Question b.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

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Less than Significant Impact:

The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Based on a Drainage Study prepared by Terra Surveying Consultants, received April 17, 2007 the storm water runoff can be adequately transported offsite by the existing and proposed storm water drainage facilities.

h) Provide substantial additional sources of polluted runoff?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact:

The project proposes the following potential sources of polluted runoff:

- a. Sediment discharge due to postconstruction areas left bare;
- b. Nutrients from fertilizers;
- c. Trash and debris deposited in drain inlets;
- d. Hydrocarbons from paved areas;
- e. Pesticides from landscaping and home use.

However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable:

Construction BMPS:

- a. silt fences;
- b. gravel bags;
- c. stabilized construction entrance/exit;
- d. fiber rolls

Postconstruction BMPS:

- a. Site design;
- b. Source control;
- c. Treatment control.

Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

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- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site [or off-site improvement locations]; therefore, no impact will occur.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

No 100-year flood hazard areas were identified on the project site [or off-site improvement locations]; therefore, no impact will occur.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the properties. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

- l) Inundation by seiche, tsunami, or mudflow?

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- ☐ Potentially Significant Impact
☐ Potentially Significant Unless
Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

i. SEICHE

No Impact:

The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

No Impact:

The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

No Impact:

Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, staff has determined that the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless
Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact:

The project does not propose the introducing new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific

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plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The proposed project is subject to the Regional Land Use Element Policy (1.1) Current Urban Development Area (CUDA) and General Plan Land Use Designation (9) Residential. The General Plan requires minimum gross parcel sizes of 6,000 square feet and not more than 43 dwelling units per acre. The proposed project has gross parcel sizes and density that are consistent with the General Plan. The project is subject to the policies of the Lakeside Community Plan. The proposed project is consistent with the policies of the Lakeside Community Plan. The current zone is RU29, which requires a net minimum lot size of 6,000 square feet. The proposed project is consistent with the Zoning Ordinance requirements for minimum lot size.

X. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project site or land within the vicinity of a site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of "Identified Mineral Resource Significance" (MRZ-2).

However, the project site is surrounded by densely developed land uses including dense residential and commercial use types which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

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- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project site is zoned RU29, which is not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000).

Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XI. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|----------------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated:

The project proposes 8 condominium units, a tot lot and a group useable open space. Based on a site visit completed by Mark Slovick on October 5, 2007 and as described in the Noise Analysis prepared by Urban Cross Roads received on September 26, 2007, the surrounding area is zoned RU29. Dedication of a Noise Protection Easement and implementation of mitigation noise barriers will ensure people will not be exposed to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an

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important attribute. Based on a Noise Analysis prepared by Urban Cross Roads and received on September 26, 2007, dedication of a Noise Protection Easement and implementation of mitigation noise barriers will ensure project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). Based on the Noise Study report, the location of the 60 dBA CNEL contour includes the entire lot, impacting all of the proposed eight (8) units with future traffic noise levels exceeding County Noise Element sound level limit of 60 CNEL. Staff recommends a Noise Protection Easement over the entire lot. Noise affected private balconies located on the northwestern and northeastern facades of the condominium development will be as high as 67.2 CNEL at the 2nd floor and 68.9 CNEL at the 3rd floor. Northwestern and northeastern private balconies located on 2nd and 3rd floors require an eight (8) foot high noise barrier, reducing future traffic noise levels and meeting County Noise Element sound level limit of 60 CNEL. Proposed tot lot area and group useable open space will experience future traffic noise impacts as high as 66.5 CNEL and 61.5 CNEL. Noise mitigation is required for these areas and will be in a form of an eight (8) foot high noise barrier. The noise barrier will be in an L-shaped form wrapping the tot lot area on two sides, running along the area's northern and eastern edges. The tot lot and group useable noise barrier will ensure compliance with 60 CNEL sound level limit. Therefore, implementation of the recommended mitigation and dedication of the Noise Protection Easement will ensure compliance with County Noise regulations.

Noise Ordinance – Section 36-404

Based on a Noise Analysis prepared by Urban Crossroads and received on September 26, 2007, non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line. The site is zoned RU29 that has a one-hour average nighttime sound limit of 45 dBA. The adjacent properties to the south are zoned C36 and have one-hour average nighttime sound limit of 55dBA. The Noise Analysis state's the project's noise levels will not exceed County Noise Standards.

Noise Ordinance – Section 36-410

Based on a Noise Analysis prepared by Urban Crossroad and received on September 26, 2007 the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410). Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, It is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

Based on the Noise Study report prepared by Urban Crossroads received on September 26, 2007, the location of the 60 dBA CNEL contour includes the entire lot, impacting all of the proposed eight (8) units with future traffic noise levels exceeding County Noise Element sound level limit of 60 CNEL. Staff recommends a Noise Protection Easement over the entire lot. Noise affected private balconies located on the northwestern and northeastern facades of the condominium development will be as high as 67.2 CNEL at the 2nd floor and 68.9 CNEL at the 3rd floor. Northwestern and northeastern private balconies located on 2nd and 3rd floors require an eight (8) foot high

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noise barrier, reducing future traffic noise levels and meeting County Noise Element sound level limit of 60 CNEL. Proposed tot lot area and group useable open space will experience future traffic noise impacts as high as 66.5 CNEL and 61.5 CNEL. Noise mitigation is required for these areas and will be in a form of an eight (8) foot high noise barrier. The noise barrier will be in an L-shaped form wrapping the tot lot area on two sides, running along the tot lot's northern and eastern edges. The tot lot and group useable noise barrier will ensure compliance with 60 CNEL sound level limit. Therefore, implementation of the recommended mitigation and dedication of the Noise Protection Easement will ensure compliance with County Noise regulations.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b) and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project proposes residences where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Circulation Element (CE) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would insure that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995, Rudy Hendriks, *Transportation Related Earthborne Vibrations* 2002). This setback insures that this project site will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could

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generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project involves the following permanent noise sources that may increase the ambient noise level: vehicle traffic traveling on SR-67 and Channel Road. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels based on a Noise Analysis prepared by Urban Crossroads received on September 26,, 2007. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

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Less Than Significant Impact: The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact:

The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

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XII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project proposes an 8-unit residential condominium development. However, this physical change will not induce substantial population growth in an area, because the regulatory change does increase density or intensity of land use that is inconsistent with the General Plan.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The property currently has a mobile home, which will be removed. This residential development would not displace any amount of existing housing. Potentially a total of 8 condominium units will exist when the units are developed.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The property currently has a mobile home, which will be removed. This residential development would not displace any amount of existing housing. Potentially a total of 8 condominium units will exist when the units are developed. Therefore, the proposed project will not displace a substantial number of people

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XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact:

Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts:

- Lakeside Water District (Water)
- Lakeside Sanitation Maintenance District (Sewer)
- Lakeside Fire Protection District (Fire)
- Grossmont Union High School District (Schools)
- Lakeside Union Elementary School District (Schools)

The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XIV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless

- ☒ Less than Significant Impact
☐ No Impact

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Discussion/Explanation:

Less Than Significant Impact:

The project involves a residential subdivision that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the project will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project opted to pay parkland fees in lieu of parkland dedication. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

There is an existing surplus of County Regional Parks. Currently, there is over 21,765 acres of regional parkland owned by the County, which far exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive surplus of existing publicly owned lands that can be used for recreation the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result any cumulatively considerable deterioration or accelerated deterioration of regional recreation facilities because even with all past, present and future residential projects a significant surplus of regional recreational facilities will remain.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

☐ Potentially Significant Impact
☐ Potentially Significant Unless
 Mitigation Incorporated

☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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No Impact:

The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact :

The proposed project will result in an additional 56 ADT. The project was reviewed by DPW and was determined not to result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: The adjacent roads are operating at a level of service "C" or better. Therefore, the project will not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- | | |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Unless Mitigation Incorporated :

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the

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County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants.

Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TansNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates 56 ADT. These trips will be distributed on circulation element roadways in the County that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact:

The proposed project will not significantly alter traffic safety on Channel Road. The owner will provide evidence that there is a minimum unobstructed sight distance in both directions along Channel Road from project access road, for the prevailing operating

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speed of traffic on Channel Road, to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. Roads used to access the proposed project site are up to County standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

e) Result in inadequate emergency access?

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The proposed project will not result in inadequate emergency access. The Lakeside Fire Department has reviewed the proposed project and has determined that there is adequate emergency fire access. Additionally, roads used to access the proposed project site are up to County standards.

f) Result in inadequate parking capacity?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance. The total parking calculations are as follows: 14 garage/covered spaces, 3 open spaces and 1 handicapped accessible space.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

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Less than Significant Impact: The project does not propose any hazards or barriers for pedestrians or bicyclists. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated

- ☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:

The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from Lakeside Sanitation Maintenance District that indicates the district will serve the project. Therefore, because the project will be discharging wastewater to a RWQCB permitted community sewer system and will be required to satisfy the conditions listed above, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact:

The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Based on the service availability forms received, the project will not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water and wastewater treatment facilities are available to the project from the following agencies/districts: Lakeside Sanitation Maintenance District. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

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- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ Potentially Significant Impact
☐ Potentially Significant Unless
 Mitigation Incorporated

☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact:

The project does not include new or expanded storm water drainage facilities. Moreover, the project does not involve any landform modification or require any source, treatment or structural Best Management Practices for storm water. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐ Potentially Significant Impact
☐ Potentially Significant Unless
 Mitigation Incorporated

☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:

The project requires water service from the Padres Dam Municipal Water District. A Service Availability Letter from the Padres Dam Municipal Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ Potentially Significant Impact
☐ Potentially Significant Unless
 Mitigation Incorporated

☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:

The project requires wastewater service from the Lakeside Sanitation Maintenance District. A Service Availability Letter from the Lakeside Sanitation Maintenance District

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has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact:

Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

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- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact:

Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- | | |
|----------------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
9601 Riverview Avenue	AD 04-12247
Monte Vista Oaks	AD 04-19559
12307 Willow Road	AD 04-16413

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Pala Mesa Resort	AD 04-14733
9638 Los Coches Road	AD 04-14523
12334 Parkside Street	AD 04-11527
Worley/Turner	BA 04-14741
9430 Winter Gardens BL	MUP04-18458
Alpine Village Center (Vons)	MUP 04-16069
9573 Los Coches Road	MUP 04-17733
Arco Gas Station	MUP 04-13500
Willowbrook Golf Course Clubhouse	MUP MOD/DE 05-0036629
Bonsall village (Cingular)	MUP 04-13118
Bonsall Village (Cingular)	ZAP 04-12584
Heida – Office Trailer & "B"	ZAP 04-20931
12522 Mapleview Street	ZAP 04-21040
9706 Wintergarden BL	ZAP 04-14529
12835 Castle Court Drive	ZAP 04-19416
12381 Mapleview Street	ZAP 04-17900
10375 Vine Street	ZAP 04-20604
12393 Topa Hill CR	ZAP 04-18547
12849 Mapleview Street	ZAP 04-18018
9455 Los Coches Road	ZAP 04-17987
12212 Copping PL	ZAP 04-15384
10305 Ashwood Street	ZAP 04-17456
12381 Mapleview Street	ZAP 04-14284
10529 Vine Street	STP 04-12745
12060 Woodside Avenue	STP 04-20919

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to Traffic and Noise. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes the payment of the Traffic Impact Fee prior to issuance of building permits and the dedication of a Noise Easement over the entire lot. The Noise Easement will require that prior to issuance of a building permit pursuant to the Tentative Map, Site Plan or Rezone, mitigation is incorporated that reduces the interior noise levels below a level of significance. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ Potentially Significant Impact

☐ Less than Significant Impact

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☒ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated:

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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 Dated September 19, 2007

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REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
10004 CHANNEL ROAD, TM 5463RPL¹, REZ 07-008, STP 05-068, LOG NO. 05-14-41

December 7, 2007

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES

☐

NO

☐

NOT APPLICABLE/EXEMPT

☒

Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES

☒

NO

☐

NOT APPLICABLE/EXEMPT

☐

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated November 20, 2007.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES

☐

NO

☐

NOT APPLICABLE/EXEMPT

☒

Discussion:

The project will obtain its water supply from the Padres Dam Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Article IV, Sections 1 & 2) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <u>Steep Slope</u> section (Article IV, Section 5)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Article IV, Section 6) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

Steep Slopes:

The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. The project is in conformance with the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site as determined on a site visit conducted by Mark Slovick on October 5, 2007 and review by staff biologist Valerie Walsh. Therefore, it has been found that the proposed project complies with Article IV, Item 6 of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff, it

has been determined that the project site does not contain any archaeological resources.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

The project Stormwater Management Plan received April 17, 2007 was reviewed for this project and appears to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

Even though the proposal could expose people to potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

Based on the Noise Study report prepared by Urban Crossroads received on September 26, 2007, the location of the 60 dBA CNEL contour includes the entire lot, impacting all of the proposed eight (8) units with future traffic noise levels exceeding County Noise Element sound level limit of 60 CNEL. Staff recommends a Noise Protection Easement over the entire lot. Noise affected private balconies located on the northwestern and northeastern facades of the condominium development will be as high as 67.2 CNEL at the 2nd floor and 68.9 CNEL at the 3rd floor. Northwestern and northeastern private balconies located on 2nd and 3rd floors require an eight (8) foot high noise barrier, reducing future traffic noise levels and meeting County Noise Element sound level limit of 60 CNEL. Proposed tot lot area and group useable open space will experience future traffic noise impacts as high as 66.5 CNEL and 61.5 CNEL. Noise mitigation is required for these areas and will be in a form of an eight (8) foot high noise barrier. The noise barrier will be in an L-shaped form wrapping the tot lot area on two sides, running along the tot lot's northern and eastern edges. The tot lot and group useable noise barrier will ensure compliance with 60 CNEL sound level limit. Therefore, implementation of the recommended mitigation and dedication of the Noise Protection Easement will ensure compliance with County Noise regulations.

MSCP FINDINGS

**(10004 CHANNEL ROAD TM 5463, TM 5463RPL¹, STP 05-068, REZ 07-008,
LOG NO. 05-14-041)**

Summary

The project is a request for a Tentative Map, Rezone and Site Plan to develop a 0.30 acre gross/net acre lot into a three story, eight unit condominium complex. The Tentative Map proposes a 10,154 square foot condominium complex that includes: (1) A lower level parking garage that contains 14 parking spaces, two trash enclosures, each with a water heater. (2) A second story that contains four units, consisting of three two-bedroom units and one three-bedroom unit. (3) A third story that contains 4 units, consisting of three two-bedroom units and one three-bedroom unit. (4) Three additional parking stalls at the rear of the property, one in the front and one ADA compliant space. (5) 1,632 square feet of group useable open space, located at the southern end of the property, landscaped with pea gravel mulch and king palms. (6) 400 square feet of private useable open space designed as private balconies, with one openable slider each. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/ developed, with a mobile home, shed, and ornamental vegetation from site use. The site does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed, ornamental vegetation does not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. The project site contains existing ornamental trees that may contain nesting sites for migratory birds and raptors. Therefore, the project will be conditioned to restrict all brushing and clearing, so that no trees are removed during the breeding season. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.

**STATEMENT OF LOCATION AND CUSTODIAN OF DOCUMENTS
OR OTHER MATERIALS THAT CONSTITUTE A RECORD OF PROCEEDINGS**

June 13, 2008

Project Name: Channel Road Major Subdivision (6 Condominium Units)

Reference Case Numbers: TM 5463RPL1, R07-008, S05-068, Log No. 05-14-041

The CEQA [Section 21081.6(a)(2)] requires that the lead agency (in this case the County of San Diego) specify the location and custodian of the documents or other material that constitute the record of proceedings upon which its decision is based. It is the purpose of this statement to satisfy this requirement.

Location of Documents and Other Materials That Constitute the Record of Proceedings:

County of San Diego, Department of Planning and Land Use
Project Processing Center
5201 Ruffin Road, Suite B
San Diego, California 92123

If this project was subject to a hearing by the County of San Diego Board of Supervisors the following is also a location of documents and other materials that constitute the record of proceedings:

County of San Diego, Clerk of the Board of Supervisors
1600 Pacific Highway, Room 402
San Diego, California 92101

Custodian:

County of San Diego, Department of Planning and Land Use
Project Processing Center
5201 Ruffin Road, Suite B
San Diego, California 92123

If this project was subject to a hearing by the County of San Diego Board of Supervisors the following is also a custodian of the record of proceedings:

County of San Diego, Clerk of the Board of Supervisors
1600 Pacific Highway, Room 402
San Diego, California 92101

Attachment E

Public Documentation

**LAKE SIDE COMMUNITY PLANNING GROUP
P.O. BOX 2040
LAKE SIDE, CA 92040**

December 9, 2005

Project Planner
Department of Planning and Land Use
FAX 1-800-407-6777

Subject: TM 5463

The Lakeside Community Planning Group at the meeting of December 7, 2005, reviewed the Plan submitted.

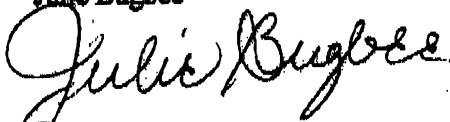
The following action was taken.

Private Action:

TM 5463, proposed 2 story, 8 unit condominium project on .3 acres located at 10004 Channel Road.

W. Allen motion to approve but must get DPW to review site distance for two driveways and look at potential for improvements to private road standards of driveway for Church and two houses behind this project. L. Strom 2nd. Vote: 13-0-0-2

Submitted by
Julie Bugbee



Secretary
610-443-5060

LAKESIDE DESIGN REVIEW BOARD
Minutes: May 9, 2007

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MAY 14 2007

San Diego County
DEPT. OF PLANNING & LAND USE

1) Call to Order:

Chairwoman Clegg called meeting to order at 7:00 p.m. Members present, Robin Clegg, Duane Dubbs, Mary Allison, Jan Shackelford, Russ Rodvold and Steve Stockwell.

Russ Rodvold led pledge to the flag.

2) Open Forum:

No Open Forum Speakers.

3) Approval of Minutes:

The minutes of April 11, 2007 were submitted. Jan Shackelford moved and Steve Stockwell 2nd. To approve. Vote: 6/0/0. Minutes approved.

4) Administrative / Announcements:

a. Representation of the DRB on the new USDRIP Stakeholders group. The Chair read a letter from Devon Muto, the USDRIP Stakeholders County manager, explaining the purpose of the group and why it did not fall into the Brown Act category. There was much discussion regarding the pro and con of a group set up in this manner. J. Shackelford. expressed her thoughts of the DRB being a Stakeholder in this group, Duane Dubbs has his doubts, needs more info. Mary Allison stated she will be voting NO. This Stakeholder group is mostly agencies that live on the dole. Lakeside Land Co. is the ONLY Private Property Owner that will pay into the tax increment to accomplish the Redevelopment purpose. Some members expressed their thoughts on using DOLE referring to the LCPG, and Lakeside Chamber of Commerce. Where all the rest; Lakeside Union School District, Grossmont High School District, Lakeside River Conservancy, Lakeside Water District and Lakeside Fire Protection District all live off the DOLE.

Audience- J. Bugbee feels that the language "the dole" refers to the entities that are government tax payer funded, pay no taxes but are not representative of the actual taxpayer. Audience- G. Shackelford expressed some possible concern for the format of the Stakeholder meeting and suggested that we go ahead and vote someone to represent DRB and then we have a representative if we determine that it is necessary.

Jan Shackelford moved, Duane Dubbs 2nd. To send a representative to the USDRIP Stakeholder group meetings, scheduled to meet every 3rd. Thursday of the month. Vote: 2/3/1. J.Shackelford and Duane Dubbs-In favor., R. Clegg, M.Allison, R.Rodvold -opposed. S.Stockwell-abstain. Motion did not pass and there was no follow up motion. No DRB Representative on the USDRIP Stakeholder group.

b. N/A

c. Board member, Wyatt Allen has resigned his position; the DRB needs another LCPG representative on the DRB. R. Clegg. advised she has informed the Chair of LCPG of this vacancy and requested he put this item on the next LCPG Agenda for May16, 2007.

5) Site Plans:

a. STP05-068RPL; 10004 Channel Rd.- New Construction. Received letter dated 04/24/07 written by Jack Wasson explaining reason for this project to be at the DRB again. The county made some small adjustments. In December 2005 the DRB heard this presentation. The DRB sent out a list of conditions. The project was back at DRB in Dec/06 with conditions satisfied. Duane D. moved and Mary A. 2nd. To approve the latest map on the condition the original 10/05 conditions have not changed. There was concern expressed by almost all DRB members that because the County only sent out one sheet of the plans there was no way to tell if anything had been changed. The chair believes that the County only sent this page because this was the sheet that had the changes. Vote: 5/0/1 J.S. Project approved.

b. GPA06-006REZ-06-009RPL- 8445 Los Coches Road. Jan S. stated this is zoned RS7, Delete the truck parking and explain what vacant land is proposed for.

Jan S. moved, Duane D. 2nd. To submit the following comments and concerns-

1. Hydro seed vacant land for dust control
 2. Include DRB Guidelines for a Landscape Plan
 3. Comply with DRB Guidelines for a 15' front and 5' perimeter landscaping on freeway side.
 4. DRB is anticipating a site plan for any future use on property
 5. Left hand corner of plan: Proposed Zoning Box must show a "B" Designator.
- Vote: 4/0/2, R.R & S.S. Motion approved.

6) Waiver Requests:

a. 10019 Maine Av. (J.C. Feed). Some discussion on reason to bring this tenant improvement to the DRB.

Duane moved, Russ 2nd. To approve. Keeping site basically the same, do not move hay shade cover, approve waiver for interior tenant improvements. Recommend landscaping in front and rear of property per: DRB Guidelines. Vote: 6/0/0. Approved.

b. 8760 Wintergardens Blvd. Property owner A. Botter advised this is a step in the right direction. He is proposing a 20' to 25' landscaping buffer in front of property. A 6' fence at back of landscaping and K Rail in back of fence to contain wood pile. There was discussion by Jan S. that property used to be zoned residential. Proponent stated that this is C-37 zoning and before the 1986 GPA it was C-2 zoned.

Duane D. moved, Steve S. 2nd. To approve Waiver for firewood sales and storage, construction storage w/temporary landscaping in anticipation of a

grading plan for this site. The proponent's proposed grading plan will construct an additional pad, there will be three pads in all. One pad for firewood and another for contractors yard and the third for new building. There will also be plans for a new building on the site. A. Botter assured the board that he would be returning with a site plan when he obtains grading permit and permit for new structure. Vote: 5/1/0, J.S. Waiver approved. Jan Shackelford stated: this Waiver is inconsistent with DRB Guidelines and County Zoning Ordinance.

c. 8802 Wintergardens Blvd.; Change of renter of site. DMV requires an O.K. from County for automobile sales. Has been an automobile sales site for some time. Russ moved, Duane 2nd. To approve Waiver request. Vote: 4/0/2, R.C. & J.S. Waiver approved.

7) Updates: J. Shackelford recommended that Board members and proponent for Senior Project proposed at Channel and Parkside look at complex located at Old Enniss property on Royal Road in Lakeside- Apartment name is Royal Road Apartments.

8) P & D.

a. Albertsons Site @ Winter Gardens and Woodside Av. Proponent pulled project. No action.

9) Adjourn: Meeting adjourned 9:00 p.m.

Mary Allison, Secretary

LAKESIDE DESIGN REVIEW BOARD

Minutes of : January 10, 2007

RECEIVED

JAN 25 2007

San Diego County
DEPT. OF PLANNING & LAND USE1) Call to Order:

Chairwoman Robin Clegg called meeting to order at 7:00 p.m..

Board members present: Duane Dubbs, Steve Stockwell, Mary Allison, Robin Clegg, Russ Rodvold, Wyatt Allen, Member excused: Jan Shackelford.

2) Open Forum:

Opportunity for the public to speak on any item not on the agenda, there can be no action, however, the item can be referred to county staff or placed on a future agenda. There was no open forum speakers.

3) Approval of Minutes:

Minutes of October 11, 2007. Mary moved, Wyatt 2nd. To approve. Vote: 6/0/0. Minutes approved.

4) Administrative / Announcements:

There was no Administrative business or any Announcements.

5) Site Plans:

a. S05-04rpl-2, Lake Jennings Village. A condo project, located @ Old Highway 80 and Lake Jennings Park Road. Keith Gregory explained the revisions to the plan; A-1, the swimming pool parking area was moved a few feet to the west, this gives more space around the pool and accommodates more parking spaces. Open space requirements satisfied. A-2, no changes. A-3, Signage and landscape plan, o.k. Height of buildings, east end 13' below grade, west 34' to 36' roof height, the towers are as high as 40'. Clear coat wall so vines will have a chance to grow and no graffiti. Mary moved, Duane 2nd. To approve. Vote: 6/0/0. Approved.

b. STP05-068 rpl. 10004 Channel Rd., 8 units condo. Jack Wasson made presentation. Almost complete change. Circulation, parking and landscaping all good. Wyatt moved, Russ 2nd to approve. Vote: 6/0/0. Approved.

c. S06-056, TPM 21048, 12340 Parkside St. 3 unit detached condo. New construction.. Brian Turner made presentation. This should be sent back to county, three separate houses, no open space, no landscaping, no trash enclosures. Need landscaping plan and drainage may be a problem. Duane moved, Steve 2nd., send back to county with the following remarks.

1. Landscape plan, per DRB Guidelines
2. Drainage plan, per DRB Guidelines
3. Clarification .on parking requirements
4. Trash enclosures.
5. Take care of parking, 6 on site and 1 on street. Need 2.1 parking spaces.

Also contact planner, Megan Hamilton, and request explanation of statement on Site Plan Notes #4 Note: THE LAKEIDE DESIGN GUIDELINES DO NOT APPLY TO THIS PROJECT IS PROPOSING 3 DETACHED CONDOMINIUM UNITS (IN ESSANCE 3 SEPARATE SINGLW FAMILY DWELLINGS).

Duane moved, Steve 2nd. To send back to county. Vote: 6/0/0. Approved to send back.

6) Waivers:

a. Little Cesar's Pizza, 12405 Woodside Av., Proposed Internally Illuminated Sign. No proponent present. Continued to next meeting.

b. 8410 Los Coches Rd., add staircase because of fire hazard to existing 57 unit apartment complex.

John Hurley made presentation. Wyatt moved to approve, Russ 2nd. Vote: 6/0/0. Approved Waiver.

c. 9806 Maine Ave. and Woodside, Used Harley sales area on lot. Dave Gillespie made presentation.

1. 5 bikes total at one time, no scrap or repairs. Russ moved, Duane 2nd. Vote: 6/0/0. County staff has advised proponent this is a Historical site, Mary clarified that this is incorrect. Approved Waiver.

7) Updates:

Hand car wash N/D available for anyone to read.

8) P & D: None

9) Adjourn: 8:35 p.m.

LAKESIDE COMMUNITY PLANNING GROUP
P.O. BOX 2040
LAKESIDE, CA 92040

RECEIVED
NOV 30 2007
San Diego County
DEPT. OF PLANNING & LAND USE

November 16, 2007

Project Planner
Department of Planning and Land Use
FAX 1-800-407-6777

Subject: REZ 07-008

The Lakeside Community Planning Group, at the meeting of November 7, 2007, reviewed the Request submitted.

The following action was taken.

Private Action:

REZ 07-008, rezone for height from G to H., 2 stories to 3 stories. Project is located at 10004 Channel Rd. at Lakeshore Dr.

G. Barnard Motion to approve, A. Botter 2nd.

Vote: 10-1(P. Lambert-1(J. Shackelford)-3

Submitted by
Thomas J. Medvitz

Secretary
619-443-0603

Attachment F

Ownership Disclosure



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

Mr. Jack Wasson

List the names of all persons having any *ownership interest* in the property involved.

Mr. Jack Wasson

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

NOTE: Attach additional pages if necessary.

Jack Wasson
Signature of Applicant

10/25/2005
Date

SDC DPLU RCVD 11-17-05

TM5463

Attachment G

Land Use Analysis

LAND USE ANALYSIS**I. Planning/Design Issues****A. General Plan****1. Regional Land Use Element**

The site is subject to the General Plan Regional Category 1.1 Current Urban Development Area (CUDA), which includes County lands where near-term urban development is encouraged to occur. The site is designated Land Use Designation (9) Residential, which allows a maximum density of 43 dwelling units per acre. The subject property is approximately 0.30 and proposed to develop the site with a three story, 10,154 square-foot, eight unit condominium complex at a density of 29 units per acre. The project is therefore consistent with the (9) Residential Land Use Designation and the CUDA Regional Land Use Category of the General Plan.

2. Community Plan

The project is located in the Lakeside Community Planning Area. The subject property is designated for multi-family residential use by the Regional Land Use Element and Zoning. The Community Plan confines higher density residential development to areas that have all necessary public facilities, are within the existing sewer district and are adjacent to major roads and commercial areas. The proposal to develop the site with an eight unit, three story condominium complex is consistent with the goals and policies of the Lakeside Community Plan.

B. Zoning**1. Density**

The 0.30 acre project site will be developed with a three story, eight unit condominium complex. The project site is subject to the RU29, Urban Residential Use Regulations, which allow a maximum density of 29 units per acre. The proposed condominium development density of 29 dwelling units per acre is consistent with the maximum density permitted by the proposed project.

2. Other Development Regulations

The "B" Special Area Designator is applied to the site. The "B" Designator requires a Site Plan for design review consistent with the Lakeside Community Design Guidelines. The project proposes a Site Plan, S05-068, pursuant to the "B" Special Area Designator to comply with the Lakeside Design Review Guidelines. The project is consistent with the "L" Building Type, which allows multiple dwelling units on a single lot and the "K" setback, which requires a 50-foot front yard setback, 10-foot interior side yard setback and 25-foot rear yard. The "G" Height Regulation allows a maximum height of 35-feet and two stories. The project proposes a Rezone, R07-008 to change the height regulation to an "H", which allows a maximum height of 35-feet and three stories. Therefore, the project is consistent with the zoning development regulations.

C. Subdivision Ordinance

1. Findings

The findings required to approve the Tentative Map have been set forth in the Resolution of Approval, Attachment B to this report.

2. Design Standards

The project is consistent with all the design criteria for a major subdivision set forth the in Section 81.401.

3. Access

The proposed condominium units will be accessed by a 24-foot private driveway off of Channel Road, which is a public road. Requirements for the improvement of the on-site private driveway are conditions of the attached Resolution of Approval.

II. California Environmental Quality Act (CEQA)/Resource Protection Ordinance (RPO) Issues

A. CEQA

On the basis of the Initial Study, the Department of Planning and Land Use found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration has been prepared for this project and is located at Attachment D of this report. The project has been conditioned to grant a noise easement to the County of San Diego over the

Land Use Analysis

- 3 -

ATTACHMENT G

entire lot. The easement requires that mitigation measures indicated in the acoustical analysis are included in the project building plans. Also, the project has been conditioned to restrict all brushing, clearing or grading activities to occur between February 1 and August 31, the breeding season of migratory birds and raptors. The payment of the Transportation Impact Fee will be required at the issuance of building permits and will mitigate potential cumulative traffic impacts to less than significant.

B. RPO

1. Slope: The project site contains no steep slopes.
2. Floodplain: The project is not located near any floodway or floodplain area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.
3. Density: The project site is not located within a slope dependent general plan category; therefore no RPO slope density calculation is required. The project proposes a density consistent with the 29 units per acre allowed by Zoning and 43 dwelling units per acre allowed by the Land Use Element.

III. Other Issues

- A. No other issues have been identified.